

# WEST ALLIS

## Comprehensive Park & Outdoor Recreation Plan

**AYRES**  
ASSOCIATES

2016-2020





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# 1 INTRODUCTION

This plan has been prepared to guide the City of West Allis in acquiring and developing public outdoor parks and recreation facilities. It also serves as a tool to encourage participation in outdoor recreation grant programs through the Department of Natural Resources. This plan is intended as a companion to the West Allis Comprehensive Plan 2030.

## 1.1 Executive Summary

Parks are gateways to healthy, prosperous and connected communities. The National Recreation and Park Association names “Three Pillars” by which a healthy park system can benefit a community:

- *Conservation* – Parks play an important role in the conservation of natural resources. These protected open spaces not only benefit the environment but also serve as an important indicator to potential outside investment in the community.
- *Health and Wellness* – Parks are essential in combating important health issues such as nutrition, hunger, obesity and physical inactivity.
- *Social Equity* – Universal access to public parks and recreation should be considered a right, not a privilege. A healthy park system will provide equal access throughout the community.

This Comprehensive Park & Outdoor Recreation Plan sets forth West Allis’ vision for the future growth and development of its outdoor recreation parks and facilities. The plan is intended to guide the community’s outdoor recreation facility development through the year 2020.

The existing park system in West Allis includes 14 city owned parks. A majority of these parks are neighborhood scale parks with traditional recreational facilities such as playgrounds and open air shelters. The City is also the location of four Milwaukee County parks. These community parks are not owned by the city but provide additional access to recreation for City residents. There are also numerous school parks that are part of the West Allis - West Milwaukee School District (WAWM) that can be utilized by local residents for active outdoor recreation (tennis, basketball, etc.).

### **1.1.1 West Allis Vision Statement**

The City of West Allis will provide a living and working environment throughout the community that is focused on providing its citizens and businesses a coordinated, efficient, effective, and responsive level of services. The City of West Allis will make this community the preferred municipality to live, work, and recreate in the Milwaukee metropolitan area, the state, and the country.

### **1.1.2 Statement of Need**

The purpose of this project is to develop a Comprehensive Park & Outdoor Recreation Plan for the City of West Allis, assess the vitality and needs of the current City park system, and provide direction for maintenance, growth and programming for the next five to ten years.

As a working tool, the plan will provide officials with a clear understanding of park land inventory and future recreational facility and open space needs. The plan also creates an orderly and prioritized strategy for making incremental improvements. The plan will allow the City to request DNR and other public funding for implementing proposed park improvements.

## **1.2 Goals and Objectives**

The following section identifies goals and objectives to guide the future development or expansion of community parks and open space facilities.

### **QUALITY**

#### **Goal 1.2.1: High quality parks and recreational services.**

##### Objectives:

- a. Ensure the amount of park and open space is reflective of community/population needs.
  - i. Work with the County, School District and other partners to maintain existing parks/services and identify areas in need of new parks.
- b. Upgrade and improve existing parks and facilities.
  - i. Require bi-annual inspections and inventory of City park facilities from the Department of Public Works to maintain an active log of needed facility improvements.
  - ii. Maximize existing park and recreation areas by working with partners, such as the School District and neighborhood organizations, to provide increased recreational programs, with the intention of increasing park prominence, community visibility and use.
  - iii. Prepare a site Master Plan prior to improvement and/or development of any public park to assure the highest and best use of existing City resources.

### **SAFETY**

#### **Goal 1.2.2: Safe and reliable recreation equipment throughout the park system.**

##### Objectives:

- a. Maintain an accurate inventory of existing parks facilities, including an active log of facility improvements.

- b. Continually monitor and maintain existing park equipment to ensure its longevity and safety.
- c. Periodically inspect playground equipment for safety and industry standard compliance. (Audits should be completed by a NPSI certified inspector.)

## ACCESS

### **Goal 1.2.3: Parks, recreational facilities and programs designed to meet the needs of all residents regardless of age, gender or ability.**

#### Objectives:

- a. Achieve compliance with ADA accessibility requirements in existing facilities by 2020.
- b. Provide for barrier-free access in all new park facility construction and play areas.
- c. Encourage accommodation of all residents at park and recreational facilities and programs.

## PUBLIC INVOLVEMENT

### **Goal 1.2.4: Park, open space and recreational services designed on the needs of the community.**

#### Objectives:

- a. Encourage citizen involvement with the development of the plan.
- b. Establish a parks “sub-committee” under the Board of Public Works to monitor park and recreational facilities, and implementation of this plan.
  - i. Encourage citizen involvement representative of all age, gender and ability on the board.
- c. Continually survey community and neighborhoods to determine changing needs.
- d. Utilize a more formal process through the Board of Public Works when addressing public comment on park facilities to avoid reactive decision-making.
- e. Comply with the Americans with Disabilities Act as it applies to communication with the public. This is in reference to the standard language that government agencies should use on their agendas and other public meeting documents stating that accommodation for those with disabilities who wish to attend the meeting.

## FUNDING

### **Goal 1.2.5: An adequate annual park budget, which can financially address existing park needs and allow for parkland acquisition and facility development.**

#### Objectives:

- a. Use this plan as a guide to establish yearly park budgets.
- b. Identify funding sources for the replacement of old and deteriorating equipment or acquisition/installation of new facilities in all City parks to ensure health, safety and welfare of visitors including playground equipment and safety surfacing.
  - i. Local sources.
    - a. Utilize the City’s Capital Improvements Program to fund park needs.
    - b. Continue to use and investigate creative financing for improvements through proceeds from successful redevelopment projects and other programs.
    - c. Consider the utilization of Tax Incremental Financing.
  - ii. Private sources.

- a. Pursue the development of revenue generating facilities and activities, such as leasing out park areas/services (food trucks and beer gardens), which can aid in the development of new facilities and/or the maintenance of existing facilities.
- b. Consider park donation (memorial benches, etc.) and volunteer programs with public and private organizations to enable philanthropy in the development of the parks system.
- iii. State and Federal sources.
  - a. Continually pursue state and federal funding programs, such as the Community Development Block Grant program, which can aid in the purchase, development and/or maintenance of desired park system improvements.
  - b. Update the City's Comprehensive Park & Outdoor Recreation Plan every five years to maintain grant eligibility.

## ADMINISTRATION

### **Goal 1.2.6: Accountable staffing responsibilities for planning, budgeting and overseeing the maintenance of parks and facilities.**

#### Objectives:

- a. Hire or re-classify a staff person to oversee the City's parks and recreation facilities or identify key staff persons or elected officials within the City, Board of Public Works and WAWM School District to implement their respective aspects of the Comprehensive Outdoor Park and Recreation Plan.
  - i. Planning
  - ii. Budgeting
  - iii. Maintenance
  - iv. Programming

## COORDINATION

### **Goal 1.2.7: A positive relationship with other jurisdictions and partners responsible for the overall parks and recreation system, including the WAWM School District, the Recreation Department, Milwaukee County, other municipalities, friends groups and appropriate sporting associations.**

#### Objectives:

- a. Improve communication between the maintenance (City) and programming (Recreation Department) aspects of park and recreational facilities.
- b. Encourage cooperative public/private/municipal/school/sports association development projects to help improve and expand outdoor and indoor recreational opportunities throughout the community in a cost-effective manner.
- c. Develop formal use/revenue/maintenance agreements between the City, school district and community/volunteer organizations to help fund, operate and maintain public outdoor and indoor recreation facilities in the district.

## BICYCLE AND PEDESTRIAN CONNECTIVITY

### Goal 1.2.8: A complete bicycle and pedestrian network throughout West Allis.

#### Objectives:

- a. Update and implement the City's Bicycle and Pedestrian Master Plan.
- b. Improve local and regional trail connectivity throughout West Allis to parks, schools, local businesses and all regional trails.
- c. Establish wayfinding signage to allow new residents or visitors to effectively travel throughout West Allis on foot, bicycle or other means (skateboard, rollerblades, etc.)

## 1.3 Review of Past Planning Documents (Local, Regional, State)

### 1.3.1 City of West Allis Comprehensive Plan 2030

The West Allis Comprehensive Plan was adopted in 2011 and provides a long-term vision for the City's future growth. The plan was written following principals established by the City in order to reach this long-term vision. Some of the future goals the plan addressed were preserving diversity of neighborhoods, providing an atmosphere that attracts investment/employment, transforming underutilized properties in the City and protecting/enhancing parks.

Key recommendations of the plan related to parks and recreation include:

- Updating the Comprehensive Outdoor Recreation Plan
- Adopting a Bicycle and Pedestrian Master Plan
- Developing new multi-use paths to connect to existing trail system
- Developing additional mini parks and neighborhood parks
- Developing new community gardens
- Utilizing parks and open spaces for public events

### 1.3.2 West Allis Comprehensive Outdoor Recreation Plan (1996)

The 1996 West Allis Comprehensive Outdoor Recreation Plan was written for the purpose of guiding the City in maintaining and enhancing the park system to provide safe, attractive and functional parks to residents. Emphasis was placed on meeting future demand for parks based on anticipated population growth and on providing park facilities for residents of all ages and physical abilities.

Some recommendations of the plan include:

- Site specific park improvements. These improvements were based on site inspections and varied from park to park. Some common recommendations included: Renovating sports courts, improving tot play areas, re-grading athletic fields, renovating fieldhouses and improving landscaping.
- Develop additional ball diamonds, soccer fields and volleyball courts
- Removal of large portions of asphalt play areas to be replaced with lawn areas
- Development of new parks in areas identified in the plan
- The development of "shared roadways" to accommodate both motor vehicles and bicycles

### **1.3.3 City of West Allis Bicycle and Pedestrian Plan (2008)**

The goal of this plan is to increase bicycling in the City of West Allis with the introduction of new bicycle facilities, the maintenance of existing facilities and by increasing public perception of bicycling as a safe and convenient alternative to driving. Desirable existing bicycle routes are identified and recommendations for new facilities are intended to complete connections to neighboring communities. The plan focuses on recommendations for transportation purposes as opposed to recreational.

Recommendations include:

- Proposed bicycle routes, bike lanes, off-street paths and sidewalks based on analysis of the existing facilities.
- The identification of pedestrian improvement zones. These are areas that could be more pedestrian friendly with some basic improvements.
- Intersection improvements such as pedestrian countdown signals, “yield to pedestrians” signage and ADA compliant curb ramps.
- Adoption of a City complete streets policy. This would call for any design of new roads to contain accommodations for bicyclists and pedestrians.
- Enforce sidewalk snow removal policy to prevent impassible conditions.
- Enact an ordinance requiring a sufficient amount of bicycle parking in all new commercial developments.
- Removal of hazards such as pot holes, angled drainage grates, unresponsive traffic signals, etc.

### **1.3.4 West Allis – West Milwaukee School District Safe Routes to School Plan (2008 - 2013)**

The West Allis – West Milwaukee School District completed a Safe Routes to School Plan in 2008. The plan identified ways to improve bike and pedestrian access to district schools.

Some recommendations included:

- The installation of new trails and sidewalks
- The creation of vehicle drop-off areas at schools with special rules and procedures
- Converting streets to one way flow in some areas near schools
- Installation of pedestrian actuated beacons and radar feedback signage
- Installing crosswalks at schools and on routes to schools

### **1.3.5 A Park and Open Space Plan for Milwaukee County (1991)**

This countywide document was authored by the Southeastern Wisconsin Regional Planning Commission and includes an analysis of the park system as it existed at the time as well as a thorough description of the physical characteristics of the region. The bulk of the document contains recommendations for future improvements and provides guidelines for maintaining county parks, open spaces and environmental corridors.

### 1.3.6 Wisconsin's State Outdoor Recreation Plan

Since 1965, the State has developed and maintained the Statewide Comprehensive Outdoor Recreation Plan (SCORP) in an attempt to classify, measure, and ultimately provide for the preferences and needs of a statewide recreating public. Goals include the following:

1. Improve integration of outdoor recreation interests and needs in land use and other relevant planning efforts.
2. Continue to provide and enhance access to Wisconsin recreational land and waters.
3. Promote outdoor recreation as a means of improving public health among Wisconsinites.
4. Establish great urban parks and community green spaces.

## 1.4 Summary of the Planning Process

### 1.4.1 Work Plan and Timeline

This plan was developed between May 2015 and December 2015. The process included several meetings with staff and other officials, and a public information meeting/presentation to the Common Council. All parks were audited by Ayres staff with findings identified on inventory sheets. An online survey was also performed to elicit public information from individuals and groups unable to attend the public meetings.

### 1.4.2 Meetings

Meeting #1 May 12, 2015: The kick-off meeting was at the City Hall with representatives from various city departments, the Police Department, the WAWM School District and the consulting planner. The scope and timeline of the project were reviewed and dates for the remainder of the meetings were set. Key discussion points included activities and programming, priority improvements and site specific issues.

Field Work – June 2015: All sites were audited by Ayres staff and issues photo documented

Meeting #2 June 30, 2015: A public informational meeting was held to gather stakeholder input and review preliminary recommendations.

Meeting #3 October 26, 2015: A progress review meeting with the city staff was held to review the preliminary draft plan.

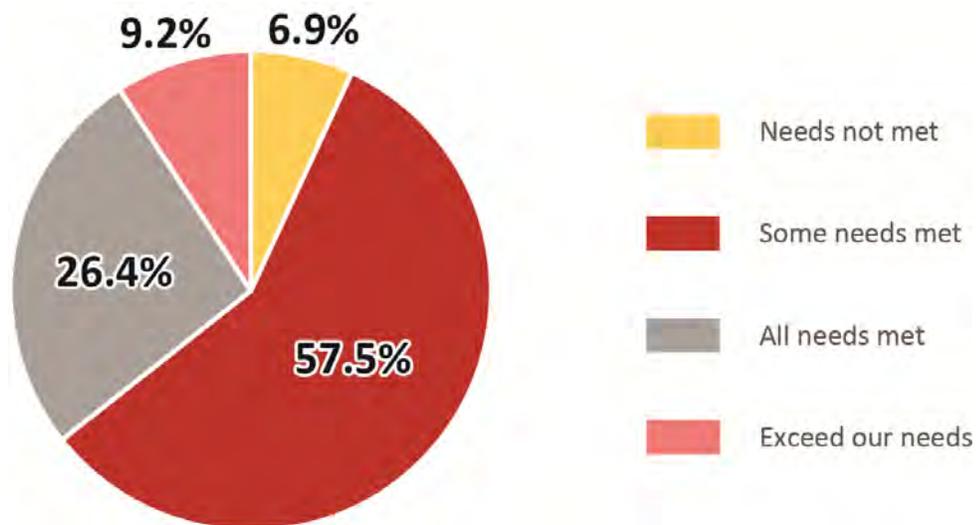
### 1.4.3 Online Survey

During the development of this plan, an online survey was created to record public opinion concerning key issues and opportunities for enhanced use and enjoyment of parks in West Allis. The survey was also used to formulate recommendations in Chapter 3. A web link to the survey was placed on the city website with the survey open from June 1, 2015 to July 16. A total of 183 individuals responded to the survey, 93.4% of whom were West Allis residents.

General findings are summarized below:

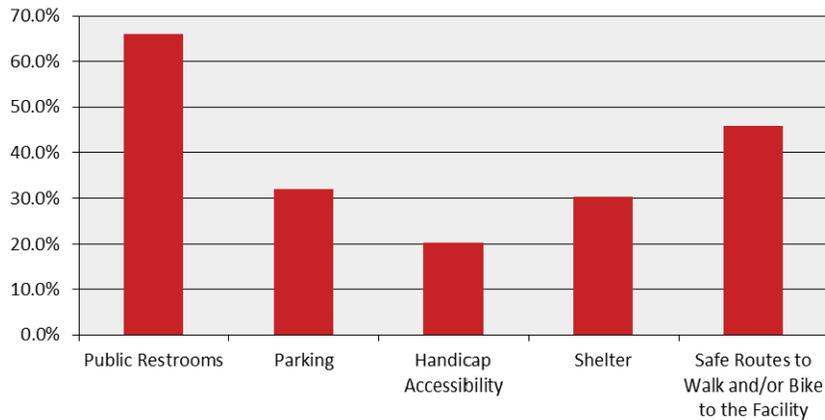
- When asked about the overall condition of each type of city park facility, the most frequently rated condition was “good”. Items like baseball fields, multi-use fields and playgrounds were the most common facilities rated “good” by respondents. Facilities that most people believe “need improvement” include park restrooms, park concession facilities, natural gardens and basketball courts.
- Survey participants were asked what new facilities/amenities they would like to see in West Allis. The most frequently mentioned new facility was “dog park”, followed by “beer gardens” and “playgrounds”.
- When asked whether recreational programs and activities offered by the city meet the needs of families, the majority of respondents (57.5%) felt “some of their needs” were being met. 26.4% responded that “all of their needs” were being met, while only 6.9% felt that their “needs were not being met”. See **Chart 1**.

**Chart 1** – Do the recreational programs and activities currently offered by the city meet the needs of your family?



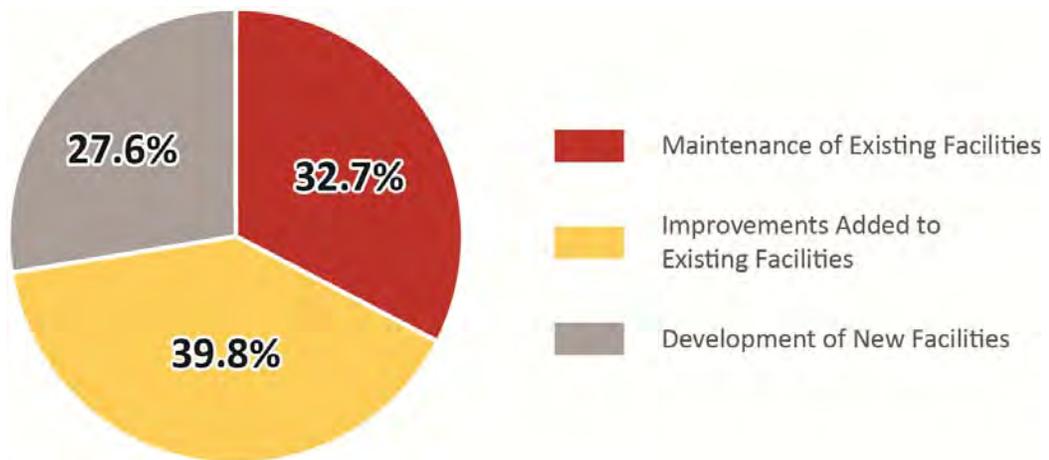
- Support components are accessory structures and facilities necessary for park use. These include public restrooms, parking lots, handicap accessibility, shelters and safe routes to facilities. When asked if any of these facilities needed improvement in West Allis, “public restrooms” and “safe routes to walk/bike to facility” received the highest percentage of affirmative responses with 66.1% and 45.8% respectively. See **Chart 2** for survey results.

**Chart 2** – Please indicate which, if any, of the following support components at existing park facilities need improvement. Select all that apply.

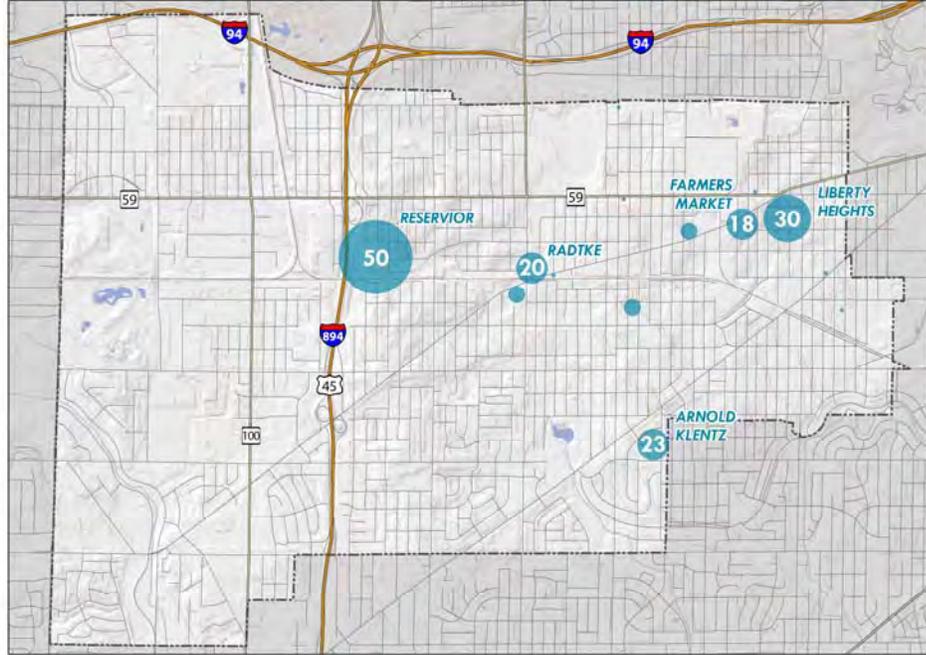


- Survey participants were asked to rank three types of general park improvements in order from most to least important. The results were as follows: 39.8% thought that “Improvements Added to Existing Facilities” was the most important improvement, 32.7% felt that “Maintenance of Existing Facilities” was the most important improvement, while 27.6% felt that “Development of New Facilities” was the most important. See **Chart 3**.

**Chart 3** – Highest Priority Improvements



- Survey participants were asked if there were any specific facilities at any of the West Allis city parks that need improvement. The park receiving the most requests for improvements was Reservoir Park, followed by Liberty Heights, Arnold Klentz, Radtke and the Farmers Market. See below for a proportional symbol map showing the number of improvement requests by park.

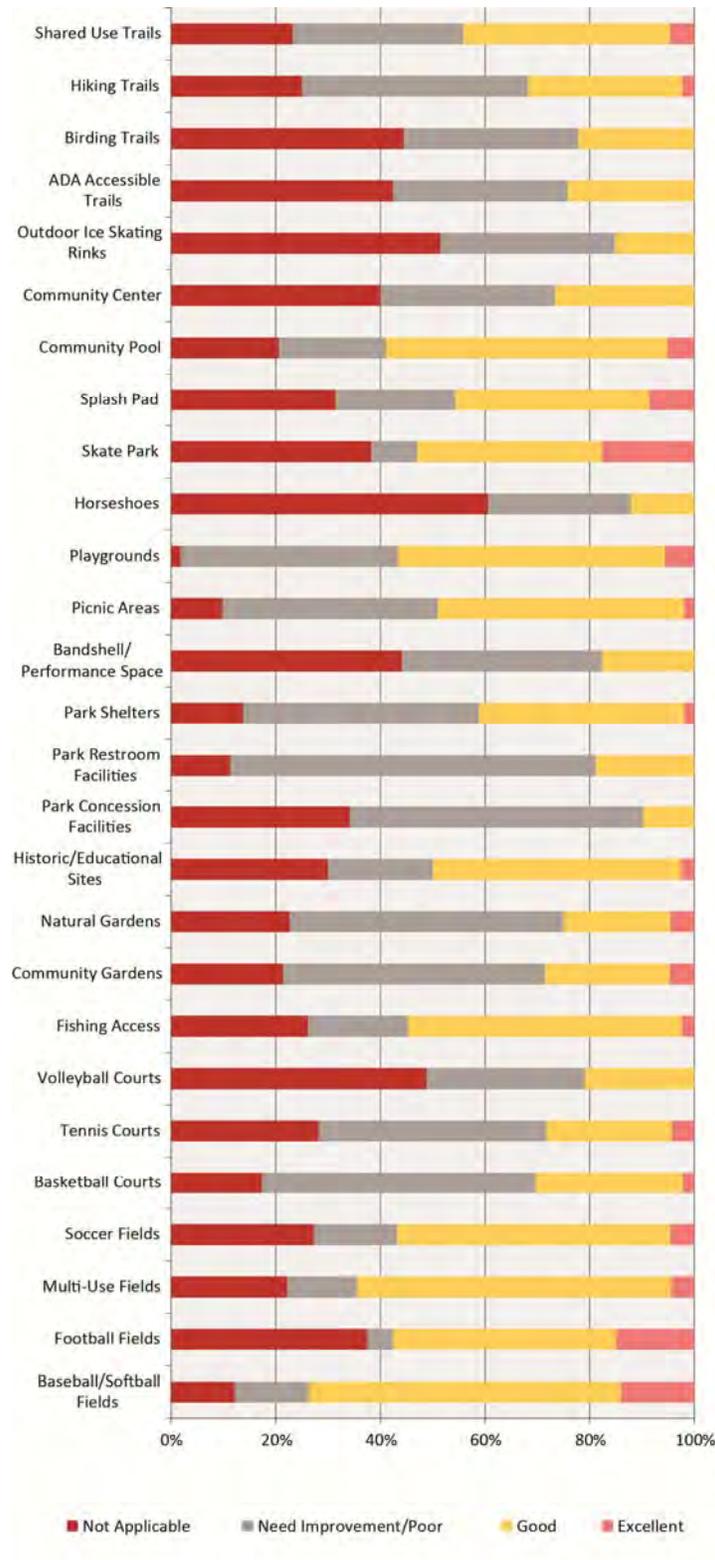


Park Improvement Requests

The most requested improvements to specific park items are listed below:

1. Play equipment at Reservoir Park (11 requests)
2. Play equipment at Liberty Heights Park (8 requests)
3. Parking at Farmers Market (8 requests)
4. Picnic tables/grills at Reservoir Park (7 requests)
5. Landscaping at Reservoir Park (7 requests)
6. Mowing at Reservoir Park (6 requests)

**Chart 4** – Please indicate the overall condition of each type of recreational facility that your community offers.



## 1.5 West Allis Demographics

### 1.5.1 Social Characteristics

This section presents social factors that are important to understanding the community and its recreation needs and potential. Particularly important to planning for the adequate provision of parks and open spaces are population trends and projections over the planning period (5-10 years) and age characteristics of potential park users.

#### Population Trends and Projections

There is a direct relationship between population and the need for parks and recreational space. Predicting how the population might grow in the future provides important information about the amount of new parkland and recreational facilities that will be needed to serve the new populations.

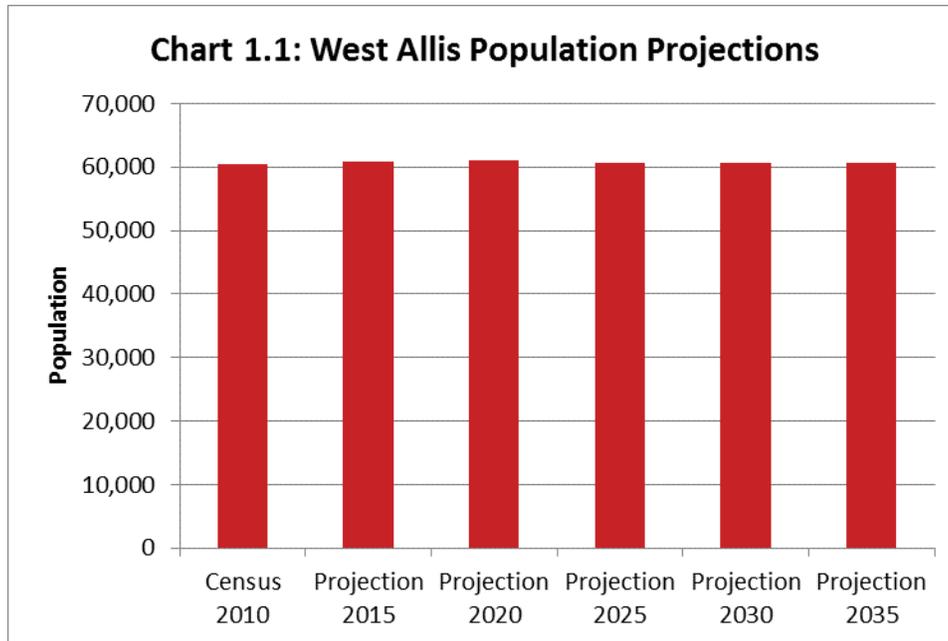
According to data provided by the U.S. Census Bureau, West Allis has experienced population decline over the last 45 years. The population decreased 10.7% between 1970 and 1980, 1.2% between 1980 and 1990, 3.1% between 1990 and 2000, and 1.4% between 2000 and 2010. There was an overall population decline of 15.9% from 1970 to 2015.

Despite this recent decline, the Wisconsin Department of Administration (DOA) projects population to remain stable for the next several years. It is estimated that the population of West Allis will experience almost no decline or growth between the years 2010 and 2035 with a population change of 0%. NRPA standard acres dedicated to parkland should therefore be the same for West Allis in the year 2035 as it is today.

**Table 1.1: Population Projections for the City of West Allis and Comparables (2035)**

Name of Municipality	Census 2010	Projection 2015	Projection 2020	Projection 2025	Projection 2030	Projection 2035	Percentage Change 2010-2035
<b>C West Allis</b>	<b>60,411</b>	<b>60,950</b>	<b>61,050</b>	<b>60,700</b>	<b>60,600</b>	<b>60,650</b>	<b>0%</b>
C Wauwatosa	46,396	47,310	47,620	47,610	47,770	48,830	5%
C Waukesha	70,718	70,950	74,800	78,100	81,000	81,900	16%
C Racine	78,860	78,900	79,550	79,850	79,650	78,750	0%
C Sheboygan	49,288	48,800	49,580	50,150	50,350	49,720	1%
C Appleton	60,045	60,550	62,800	64,500	65,850	66,200	10%

Source: Wisconsin Department of Administration Estimates and Projections (2013, 2014)



#### Ethnic Background

In 2010, the Census indicated the largest percentage of West Allis residents (82.0%) were “White”. The second highest percentage was “Hispanic or Latino” with (9.6%) followed by “Black or African American” (3.5%) and “Asian” (2.0%). Other races make up 2.9% of the remaining population.

#### Employment/Unemployment

The U.S. Census estimates the 2009 – 2013 unemployment rate for West Allis was 9.3%. That rate is higher than the statewide unemployment rate during this same time period of 7.8%.

#### Age

Age distribution in West Allis is shown in Table 1.2. Age cohorts are an important consideration when determining park facilities because different age groups utilize different recreation facilities. For example, in 2010 there were an estimated 3,927 children under the age of 5 (6.5% of the population). These children would be best served by low platforms with ramps and ladders, sand areas or short slides no taller than 4 feet. These same facilities would be uninteresting to a 10 year old. A well-rounded park system will provide a variety of facilities (soccer fields, etc.) and equipment (swings, etc.) for all potential users regardless of ability or age.

Changes in age distribution between 2000 and 2010 seem to suggest there is a growing need for adult-oriented (55 and older) activity centers. Following national trends, the community is likely to experience an increase in senior residents seeking recreation opportunities. These populations are generally seeking walking paths (with benches) and formalized senior programming as well as fishing and other outdoor options.

**Table 1.2: Age Distribution, 2000-2010  
West Allis, Wisconsin**

	2000		2010		Percent Change 2000-2010
	Number	Percent	Number	Percent	
Under 5 years	3,560	5.8	3,927	6.5	10%
5 to 9 years	3,600	5.9	3,343	5.5	-7%
10 to 14 years	3,689	6.0	3,124	5.2	-15%
15 to 19 years	3,718	6.1	3,211	5.3	-14%
20 to 24 years	3,773	6.2	3,802	6.3	1%
25 to 34 years	9,399	15.3	10,615	17.6	13%
35 to 44 years	10,378	16.9	7,536	12.5	-27%
45 to 54 years	7,872	12.9	9,178	15.2	17%
55 to 64 years	4,701	7.7	6,847	11.3	46%
65 to 74 years	4,580	7.5	3,641	6.0	-21%
75 to 84 years	4,339	7.1	3,186	5.3	-27%
85 years and over	1,645	2.7	2,001	3.3	22%
Total Population	61,254		60,411		-1%

Source: 2000 & 2010 Census, SF-1

## **2 ANALYSIS OF THE PARKS AND OPEN SPACE SYSTEM**

This chapter analyzes the park system in West Allis. It inventories and classifies the system based on national standards established by the National Recreation and Park Association. In addition, this chapter documents the county and state outdoor recreation facilities within the City of West Allis.

### **2.1 City of West Allis Park and Open Space Facilities**

The information for this section was gathered from site visits conducted by Ayres staff, discussion with staff from the City of West Allis, and review of past planning documents. A Facility Matrix for the West Allis park system is located in Appendix A. See Appendix B for a map of park locations.

#### **2.1.1 Mini Parks**

Mini parks include specialized facilities that serve a concentrated population, limited population or specific group such as tots or senior citizens. Typical size is 1 acre or less, preferably a minimum of  $\frac{1}{4}$  acre.



Mini Park – 58<sup>th</sup> & Beloit

#### *Mini Park - 58<sup>th</sup> and Beloit*

This 0.1 acre mini park is located on a triangular lot at the intersection of South 58<sup>th</sup> Street and West Beloit Road. Park amenities include landscaping, benches and a paved path. Tree species include juniper, pear, sugar maple, locust and weeping cherry.

#### *Mini Park - 60<sup>th</sup> and National*

This mini park contains 0.1 acres and is located at the intersection of South 60<sup>th</sup> Street and West National Avenue. It includes three benches, landscaping and a paver path.

*Mini Park - 64th & Greenfield*

This 0.3 acre park is located at the intersection of South 64<sup>th</sup> Street and West Greenfield Avenue. It includes four benches and a paver path.

*Railroad Park*

Railroad Park is a 0.3 acre mini park located at the intersection of West National Avenue and South 82<sup>nd</sup> Street. It includes benches and a small landscaping bed.

*Rogers Playground*

This 0.7 acre mini park is located on South 56<sup>th</sup> Street between Rogers Street and Mobile Street. The park includes a playground and open space. Tree species include ash, pear and ginkgo.

**2.1.2 Neighborhood Parks**

Neighborhood parks are areas for multiple and sometimes intensive recreational activities. Facilities may include athletic fields, sports courts, playgrounds, skate parks, picnic areas, splashpads and the like. Desirable size is between 3 to 10 acres.



Veterans Memorial Park

*Arnold Klentz Park*

This 4.1 acre neighborhood park is located on South 72<sup>nd</sup> Street between Dreyer Place and Cleveland Avenue. Park amenities include softball fields, a playground and a basketball court. Tree species include maple and ash.

*Honey Creek Park*

This 3.7 acre park is located at the intersection of West National Avenue and South 84<sup>th</sup> Street. The park is adjacent to Franklin Elementary and contains trails and a gazebo. Tree species include linden, norway maple, spruce, pin oak, cedar and many others.

*Kopperud Park*

This 2.7 acre park is located at the intersection of South 76<sup>th</sup> Street and West Pierce Street. It contains open space, a path and benches.

*Rogers Park*

This 1.1 acre park is located on South 75<sup>th</sup> Street between Rogers Street and Becher Street. The playground includes a play structure, swings and a small memorial plaza. Tree species include chestnut, austrian pine, black maple, norway maple, oak and ash.

*Veterans Memorial Park*

This 1.85 acre park is located at the intersection of West National Avenue and South 70<sup>th</sup> Street. Its amenities include a memorial plaza, a playground and open space.

**2.1.3 Community Parks**

Community parks are areas of diverse recreational activity and may include facilities such as athletic complexes and large swimming pools. Desirable size is 10 acres but may vary depending on facilities offered.

*Liberty Heights Park*

This 6.5 acre park is located at the intersection of South 62<sup>nd</sup> Street and West Lapham Street. Site amenities include a wading pool, a softball field and basketball courts. Tree species include linden, locust, red maple and sugar maple.

*Reservoir Park*

This 13.2 acre park is home to the West Allis Little League. The park is located at the intersection of West Lapham Street and South 96<sup>th</sup> Street. Amenities include youth baseball fields, soccer fields and a playground. Plans have been submitted proposing the conversion of the soccer fields to a full size baseball field. Approximately \$150,000 must be raised, and one year notice given to the school district, before this project can begin. Tree species at this site include locust, ash, sugar maple, hackberry, austrian pine, cottonwood and spruce.

**2.1.4 Special Use Parks**

Special use parks are typically areas for specialized or single purpose recreational activities, such as golf courses, nature centers, skate parks and ball diamonds.



West Allis Farmers Market

*Centennial Park and Plaza*

This 0.4 acre park and plaza is located on West Greenfield Avenue adjacent to the West Allis City Hall. It contains plaza areas, picnic tables, benches and a bike rack.

*Radtke Skatepark*

This 0.9 acre park is located at the intersection of West National Avenue and South 84<sup>th</sup> Street. The park includes skate elements, benches and lighting.

*West Allis Farmers Market*

The West Allis Farmers Market is located on West National Avenue between 65<sup>th</sup> and 66<sup>th</sup> Streets. The site includes covered vendor areas, a parking lot and plaza areas.

**2.1.5 School Parks (WAWM School District Recreation Areas)**

Although not calculated as components of city-provided parks and open space, school facilities in West Allis also offer community residents with outdoor recreation activities, often with structured play equipment and athletic fields. The city contains several public schools including nine elementary schools, three intermediate schools and two high schools.

Facilities at schools within the city limits and part of the West Allis-West Milwaukee School District include:

- 13 - Basketball courts
- 12 - Tennis courts
- 11 - Playgrounds
- 9 - Baseball/softball fields
- 7 - Soccer fields
- 2 - Football fields
- 2 - Tracks
- 2 - Rec center buildings

West Allis/West Milwaukee School District Recreation Areas in West Allis include:

Recreation Area	Acres	Facilities	Address
Fairview Playground	4.0	Recreation Center, Dorrow Field (softball/football), basketball, playground	2450 S 68 <sup>th</sup> St
Franklin Elementary	5.0	Fieldhouse, Franklin Field (softball/football), tennis, basketball	2060 S 86 <sup>th</sup> St
Frank Lloyd Wright Intermediate	9.6	Track, soccer, sandlot backstop	9501 W Cleveland Ave
Horace Mann Elementary	0.1	Playground	6213 W Lapham Ave
Irving Elementary	10.0	Irving Field (softball/soccer), sandlot backstop, playground, basketball	10230 W Grant St
Jefferson Elementary	3.2	Tennis, sandlot backstops, basketball, playground	7229 W Becher St
Lincoln Intermediate	1.7	Basketball, sandlot backstop, playground	7815 W Lapham Ave
Longfellow Elementary	1.1	Basketball, sandlot backstop, playground	2211 S 50 <sup>th</sup> St
Madison Elementary	3.6	Madison Field (softball/youth baseball), sandlot backstop, basketball, playground	1117 S 104 <sup>th</sup> St
McKinley Park	3.4	McKinley Fieldhouse, softball, basketball, tennis	1000 S 72 <sup>nd</sup> St

Mitchell Elementary	6.6	Mitchell Field (softball/youth baseball), basketball, playground	10125 W Montana Ave
Nathan Hale High School	43.0	West Allis Athletic Complex	11601 W Lincoln Ave
Roosevelt School	1.0	Playground, open space	932 S 60 <sup>th</sup> St
Walker Elementary	4.5	Basketball, sandlot backstop, playground	900 S 119 <sup>th</sup> St
West Allis Central High School	2.8	Football/soccer	8516 W Lincoln Ave
WAWM Recreation Fitness Center	0.0	WAWM Recreation Fitness Center	9333 W Lincoln Ave

\* WAWM recreation areas outside of West Allis include Hoover Elementary, Lane Intermediate, Pershing Elementary, West Milwaukee Intermediate and Wilson Elementary. WAWM recreation areas shown elsewhere in this plan as city parks include Arnold Klentz Park, Liberty Heights Park and Reservoir Park.

### 2.1.6 Trail Corridors

A linear park or trail corridor is an area designated for one or more modes of recreational travel such as hiking, biking, snowmobiling, etc.

Trail facilities:

- Hank Aaron Trail
- Oak Leaf Trail
- New Berlin Trail

Existing trail corridors include the *Hank Aaron State Trail*, which runs along the northern city limits of West Allis and into downtown Milwaukee. The trail is a paved multi-use path and connects to area landmarks such as State Fair Park, Miller Park, the Harley Davidson Museum and Mitchell Park. The Hank Aaron Trail also connects to the *Oak Leaf Trail*, which is West Allis' other major trail corridor. The Oak Leaf Trail is a 118 mile system of off-road trails, park drives and municipal streets designed to guide bicyclists and pedestrians through the Milwaukee County park system. The corridor runs through the Underwood Creek Parkway, Greenfield Park and the Root River parkway on the city's west side. Another segment goes through McCarthy Park and follows an on-street route to the north on 84<sup>th</sup> Street. See Map 4 – Appendix B for existing and proposed bike/ped facilities.

## 2.2 Inventory of County and State Facilities

### 2.2.1 State of Wisconsin Lands

#### *State Fair Park*

This park is home to the Wisconsin State Fair and hundreds of other events throughout the year. The park is located in both West Allis and the City of Milwaukee and is managed by the State Fair Park Board of Directors. The nearly 200 acre site contains the Milwaukee Mile Speedway, Exposition Center, Petit National Ice Center and numerous other facilities. The State Fair takes place over an 11 day period every summer and brings approximately 900,000 people to the area. Examples of other events held year round at State Fair Park include racing at the Milwaukee Mile, job fairs and trade shows.

## **2.2.2 Milwaukee County Parks**

### *Greenfield Park*

Greenfield Park is a 150 acre county park on the city's west side. The Cool Water Family Aquatic Park is located in Greenfield Park and includes a heated pool, waterslides and interactive water features. Other park features include playgrounds, sand volleyball courts, a baseball field, picnic shelters and natural areas. The park is connected to both the New Berlin Recreation Trail and the Oak Leaf Trail corridor.

### *LaFollette Park*

This 18 acre county park is located at 9418 West Washington Street. Facilities include a pavilion, wading pool, softball fields, basketball courts, tennis courts and a playground. The pavilion and athletic fields are available by reservation for group events.

### *McCarty Park*

McCarty Park is a 50 acre county park on the city's south side. Facilities include the McCarty Pavilion, a pool, ballfields, basketball courts, tennis courts, sand volleyball, play equipment and a lagoon. The park is connected to the rest of the county park system via the Oak Leaf Trail corridor.

### *Rainbow Park*

This 25 acre county park is located at 700 South 119<sup>th</sup> Street adjacent to Walker Elementary School. Facilities include a playground, a wading pool, tennis courts and ballfields.

## **2.3 Parkland Classification Analysis**

The number and type of parks and recreation facilities needed within a community are dependent on the demands of the local residents. Identifying the recreational needs and wants of community residents provides the justification for funding the acquisition and development of new facilities as well as for the maintenance of existing recreational facilities.

### **2.3.1 Parkland Classification**

A parkland classification system is a useful tool to determine if an existing park system serves the needs of a community. The definitions in this document are adapted from the National Recreation and Park Association (NRPA) classification system. Total acreage alone does not guarantee that the community's park needs are being met. A community should have a number of different types of parks to serve the various needs of the residents. They may have "met the standard" in acreage through the creation of one large park, but the community's needs can best be met through a variety of recreational activities. Table 2-1 (next page) explains the seven park classifications most commonly used in the NRPA system, their associated use, service areas, desirable size and desired acres per 1,000 population. A well-rounded park system offers at least one park in each classification.

**Table 2-1 National Recreation and Park Association Parkland Classification System**

Component	Use	Service Area	Desirable Size	Acres/1,000 Population
<b>A. Local/Close-to-Home Space</b>				
Mini-Park	Specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens.	Less than ¼ mile radius	1 acre or less	0.25 to 0.5A
Neighborhood Park/Playground	Areas for intense recreational activities, such as field games, court games, crafts, playground apparatus area, skating, picnicking, wading pools, etc.	¼ to ½ mile radius to serve a population up to 5,000 (a neighborhood)	3-10 acres	1.0 to 2.0A
Community Park	Areas of diverse environmental quality. May include areas suited for intense recreational facilities, such as athletic complexes and large swimming pools. May be an area of natural quality for outdoor recreation, such as walking, viewing, sitting, picnicking. May be any combination of the above, depending upon site suitability and community need.	Several neighborhoods. 1 to 2 mile radius	10+ acres	5.0 to 8.0A

**Total Local Space = 6.25 to 10.5 AC/1,000**

Table 2-1 (Continued) NRPA Parkland Classification System				
Component	Use	Service Area	Desirable Size	Acres/1,000 Population
<b>B. Regional Space</b>				
Regional/ Metropolitan Park	Areas of natural or ornamental quality for outdoor recreation, such as picnicking, boating, fishing, swimming, camping, and trail uses; may include play areas.	Several communities. 1 hour driving time	200+ acres	5.0 to 10.0A
<b>C. Space that may be Local or Regional and is Unique to Each Community</b>				
Linear Park	Area developed for one or more varying modes of recreational travel, such as hiking, biking, snowmobiling, horseback riding, cross-country skiing, canoeing and pleasure driving. May include active play areas. (NOTE: the above components may occur in the "linear park")	No applicable standard	Sufficient width to protect the resource and provide maximum use	Variable
Special Use	Areas for specialized or single purpose recreational activities, such as golf courses, nature centers, skateparks, marinas, zoos, conservatories, arboreta, display gardens, arenas, outdoor theaters, gun ranges, or downhill ski areas, or areas that preserve, maintain, and interpret buildings, sites, and objects of archeological significance. Also plazas or squares in or near commercial centers, boulevards, parkways.	No applicable standard	Variable	Variable
Conservancy	Protection and management of the natural/cultural environment with recreational use as a secondary objective.	No applicable standard	Sufficient to protect the resource	Variable

**2.3.2 Level of Service Standards**

Once a community’s existing parks have been classified, a comparison can be made between the national standard for each park type and existing park acreage. While there is no formally established method to determine the Level of Service (LOS) provided by the existing facilities, the following parameters should be considered.

Indicators	Social Environmental Economic
Acreage/Miles	Population standards (Acres/1000 population) Benchmarking
Facilities, Activities, Capacity	Population standards Demographic Analysis Neighborhood area activities Supply/Demand
Access	Walking/Bicycling/Driving, Transit Parks Facilities
Quality	Evaluation Mapping/Distribution
Programs	Relevancy, quality, and variety Scheduling Mapping/Distribution

The NRPA offers a recommended range of 6.25 to 10.5 acres parkland for every 1,000 people in a community. Using the 6.25 acre standard, it is recommended that park acreage be distributed among park types as follows:

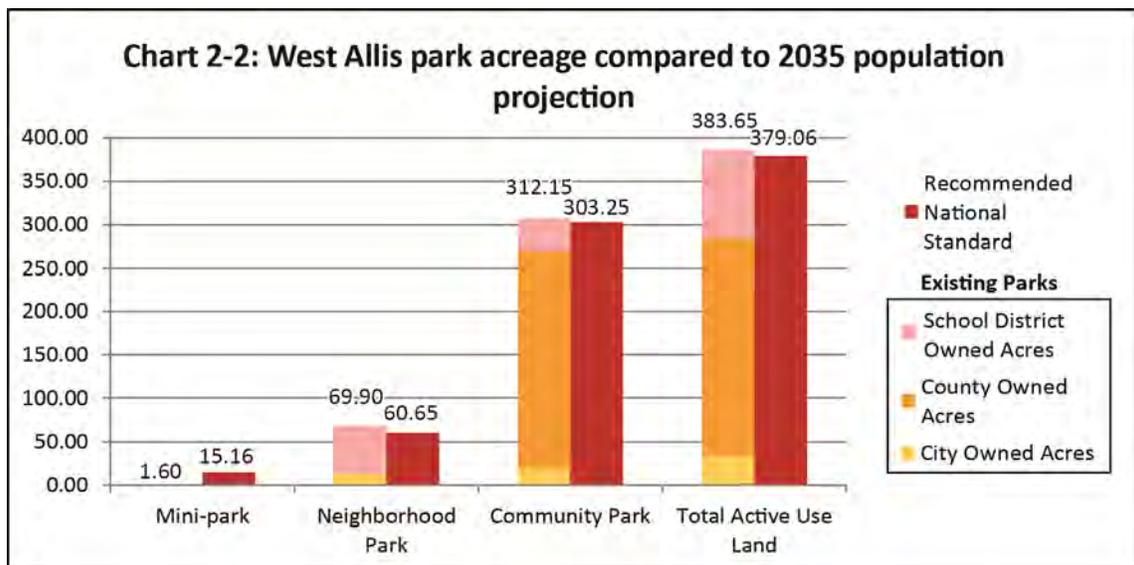
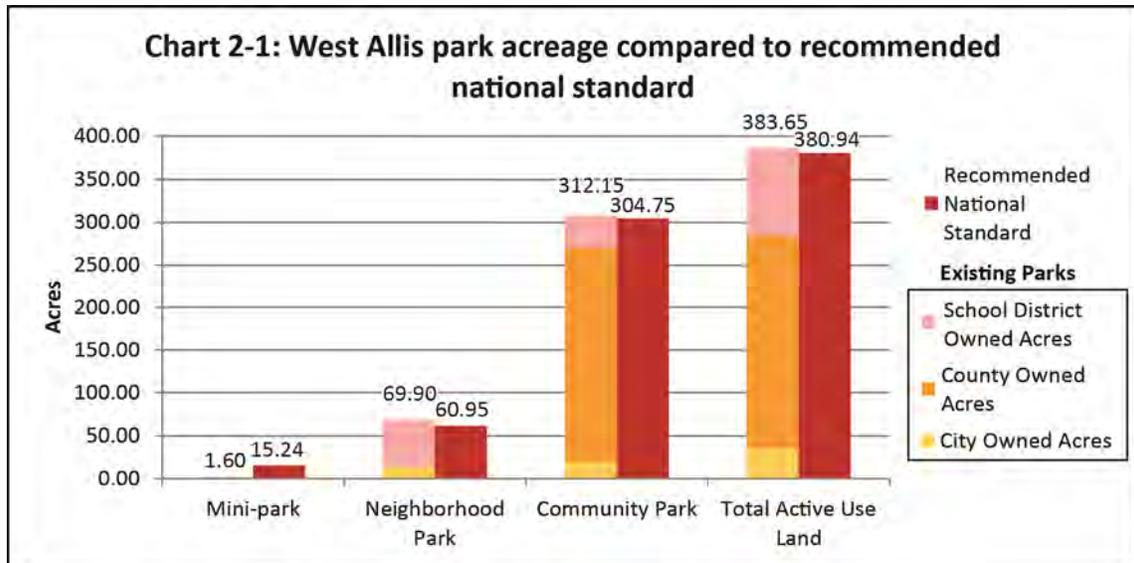
Mini Parks	0.25 acres/1,000 population
Neighborhood Parks	1 acres/1,000 population
Community Parks	5 acres/1,000 population
<b>Total</b>	<b>6.25 acres/1,000 population</b>

Acreage totals in West Allis compared to NRPA standards are shown in Chart 2-1. Park acreages in West Allis exceed the NRPA standard in most categories. Applying the ratios from Table 2-2 to the West Allis 2015 population of 60,950, the national standards for West Allis (shown as the red bars in Chart 2-1) are established. West Allis exceeds the national average of total parkland by 2.71 acres (383.65 to 380.97). The city also surpasses the standard for neighborhood parks and community parks. Only mini parks fall below the standard with 1.47 acres versus the standard of 15.24 acres. This benchmark data should be considered only one of several tools for analyzing park level of service. Recommendations for new or improved park properties should result from the comprehensive analysis provided in this document.

Chart 2-2 uses the 2035 combined population projection (Wisconsin Department of Administration) of 60,650 residents and applies it to measure current acreage figures and future standards. The 2035 population projection is nearly identical to the current population

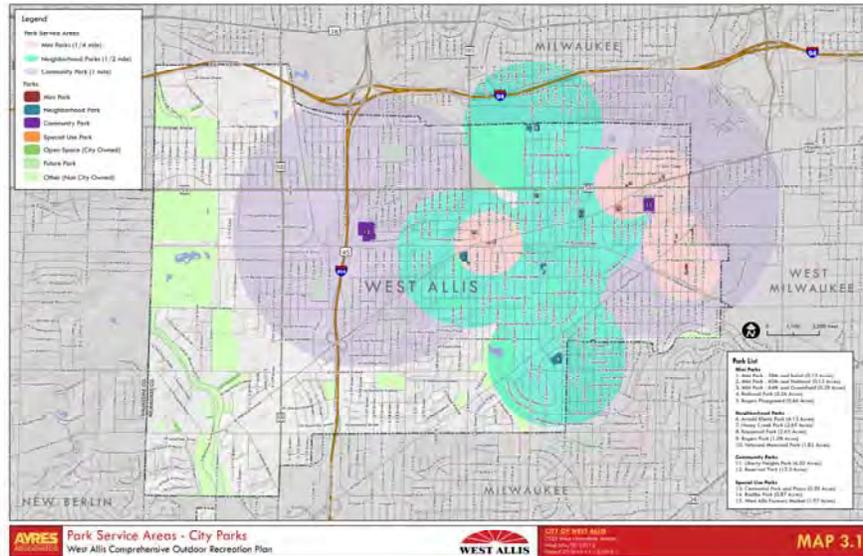
of West Allis. Therefore, the park acreage needed in 2035 is not predicted to be substantially different than the parkland needed to meet the NRPA standard today.

It should be noted that county owned parks and West Allis-West Milwaukee School District parks were included in the calculation of existing park area. While these parks are not owned or maintained by the City of West Allis, they do provide recreational opportunities to residents and should be included in this type of analysis. However, this plan will make no recommendations for improvements to county or school parks.



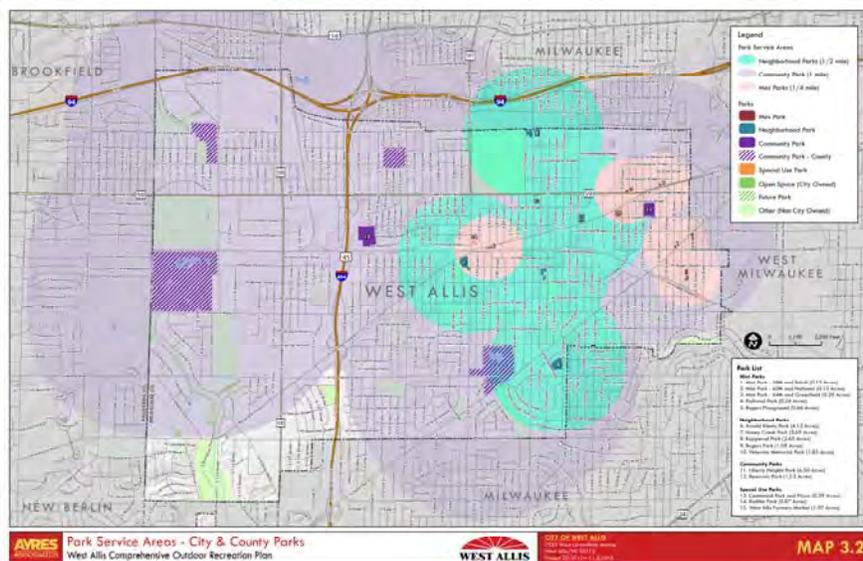
## 2.4 Park Service Area Requirements

This method of evaluating a community’s parkland needs and adequacy of service includes plotting park service areas on a base map to identify areas that are underserved. Utilizing the park service radii criteria established by the NRPA, park service areas were mapped for city owned mini, neighborhood, and community parks in West Allis. See Map 3.1 in Appendix B.



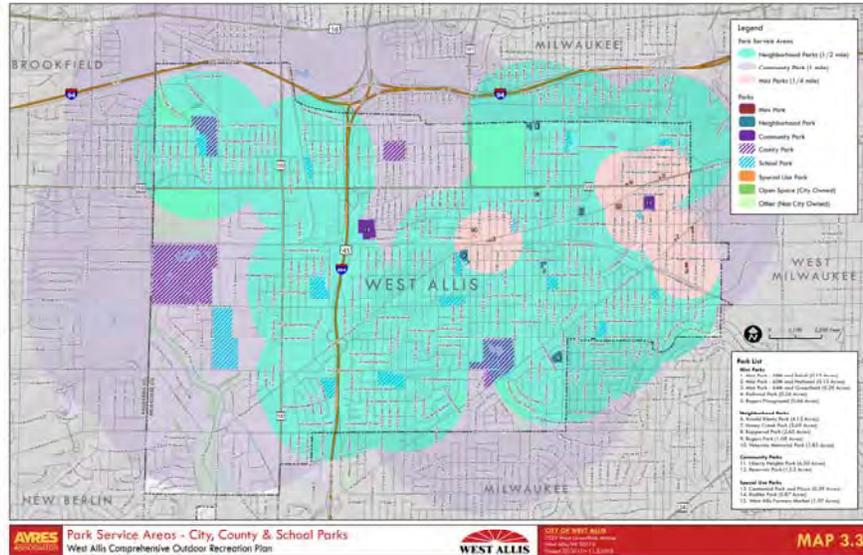
Map 3.1 – Appendix B

As stated earlier, although this plan will not be recommending improvements in any county parks, these parks serve the recreational needs of residents in the city and should be considered when analyzing park service areas. Map 3.2 in Appendix B shows park service areas with county park service areas included.



Map 3.2 – Appendix B

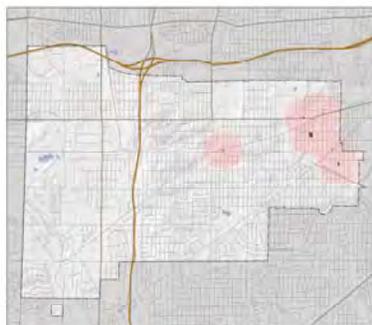
In addition to county parks, WAWM school district parks also serve the recreational needs of residents. Map 3.3 shows the park service areas of all West Allis parks including city parks, county parks and school parks.



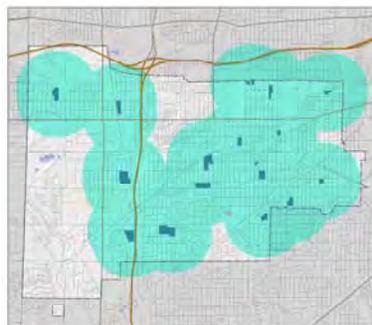
Map 3.3 – Appendix B

The combined park service areas (mini, neighborhood & community parks) show West Allis parks provide good coverage to the city and that no area is lacking in access to parks.

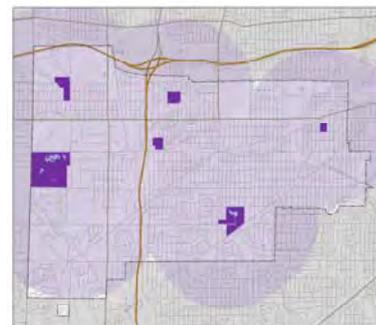
Another factor to be considered when analyzing park service areas is the distribution of parks by park type. Community parks are well distributed throughout the city and provide almost complete coverage. There are a few areas lacking coverage by neighborhood parks, but they also provide excellent coverage of the city. Mini parks are not as well distributed and are clustered on the east side. If additional city parks are planned in the future, the city may want to consider adding mini parks, particularly on the west side. While service area by individual park type is not as vital as the combined park service area coverage, it is important to try to distribute park types evenly to give all citizens a variety of park access.



Mini Park Service Areas



Neighborhood Park Service Areas

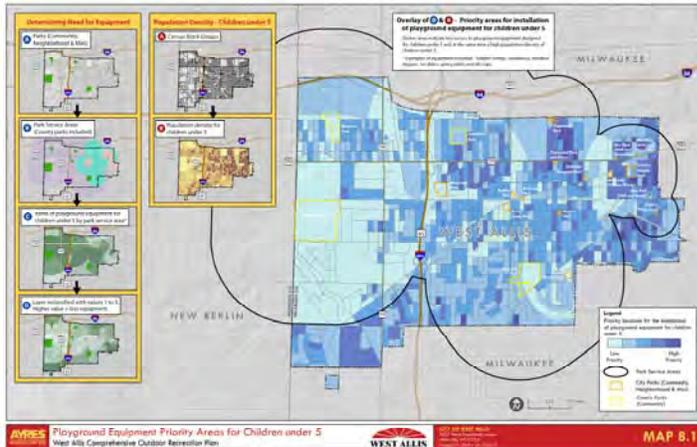


Community Park Service Areas

## 2.5 GIS Age Cohort Analysis

This analysis was developed to help prioritize improvements based on the distribution of residents by age and the availability of recreation facilities most suited for these ages in relation to their geographic location. The methodology includes the layering of data on a map (See Maps 8.1 to 8.4 in Appendix B). The result is a graduated scale of relative need or “priority” based on the absence of a particular set of amenities we would expect an age

group to utilize. The map is used to identify areas of spatial mismatch where parks containing certain amenities are not located in neighborhoods containing user groups best suited for those amenities. For example, if an area contains a high percentage of toddlers (age 2-5) but does not contain toddler-aged play equipment, the priority rating would be “high” because the area lacks the amenities to serve that population.



Map 8.1 – Appendix B

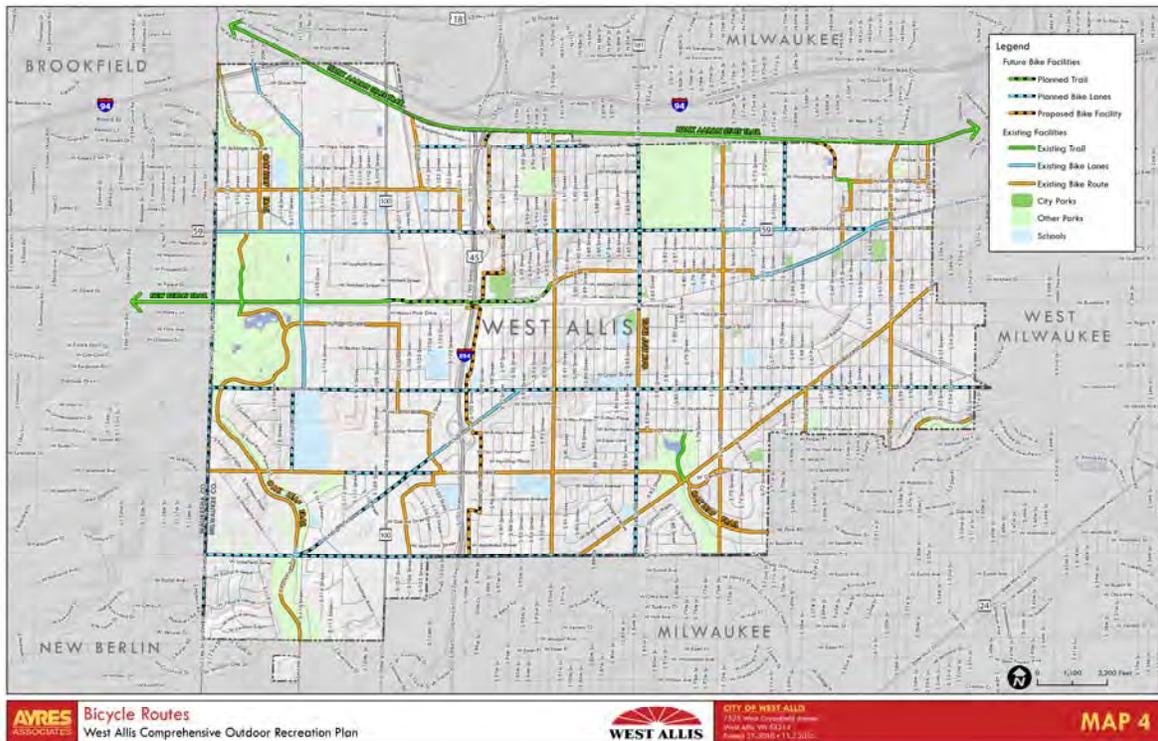
The analysis was used for four populations:

1. Under 5 years of age: toddlers are best served by play equipment such as sandboxes, toddler swings, tot slides, spring riders, and tilt cups.
2. Ages 5 to 9: this group can be expected to use play equipment such as swings, climbing structures, teeter totters, merry-go-rounds and monkey bars.
3. Ages 10 to 17 years of age: this group can be served by a variety of park facilities. Amenities evaluated for this population include facilities related to baseball, softball, soccer, sand volleyball, skateboarding, ice skating and tennis.
4. Age 55+: service to this group was evaluated using hiking trails, picnic areas, shelters, open space, ADA accessibility, restrooms and parking.

Parks that appear in “priority” areas (shown as the darkest areas on the graduated scale) are further discussed in Chapter 3 and mapped in Appendix B - Map 8 series.

## 2.6 Bicycle and Pedestrian Connections

A park-by-park analysis revealed a lack of barrier-free access to some park facilities and playgrounds. This is an important consideration for residents who have mobility limitations and require additional accommodation. Barrier-free access to many of the facilities can be accommodated by simple solutions such as installing curb cuts to allow easy access for pedestrians from the street to the park. This missing piece of infrastructure also poses a barrier for cyclists. Additional bike racks should be considered in some parks.



Map 4 – Appendix B

Map 4 (Appendix B) shows the existing and proposed bicycle facilities in West Allis. Through a combination of planned facilities, this network increases the number of linkages between community destinations and has recreational value for all users. Although this plan will seek to identify opportunities to expand this system to reach more park spaces (existing and planned), the comprehensive Bicycle and Pedestrian Plan should be further developed. Many new strategies and engineering practices have evolved and are now accepted by Wisconsin DOT and local governments for on-road bicycle facilities such as the use of “Sharrows” (see image below). These strategies should be considered as potential tools for improving the bicycling infrastructure.



*Shared Bike Lanes "Sharrows"*

The city has several established on-road bicycle routes through the city that are clearly marked with bicycle specific signage. This effort should continue to be implemented and follow the recommendations of this plan and the Bicycle and Pedestrian Plan. The city has chosen to modify the typical bicycle route sign found in the MUTCD with the addition of "West Allis". This helps users know that they are within the limits of the municipal boundary.



*Typical West Allis Bicycle Route Sign*



## **3 RECOMMENDATIONS**

This chapter includes a variety of recommendations specifically developed to meet the existing and future needs of the community over the next five years. The recommendations incorporate local citizen input and have been developed as a result of extensive analysis and participation by city officials, staff, citizens, and local organizations as presented in the preceding chapters.

General recommendations are provided for direction on policy and design considerations while also considering operational and maintenance procedures. This chapter also includes a detailed park inventory sheet for each City park including general issues, possible improvement options, and costs. Where they can be graphically depicted, the park inventory sheets provide schematic concept layouts for park improvement options. This chapter is divided into the following sections:

**3.1 General Recommendations:** system-wide policies and procedures

**3.2 Future Parks and Open Spaces:** identification of general locations for new park land that would best serve the community

**3.3 Individual Park Recommendations:** an inventory sheet has been provided for each City Park (includes inventory and park improvement options)



## 3.1 General Recommendations

### 3.1.1 Park Facility Recommendations

Issues were brought to light during the planning process through community survey results, the public information meeting, site visits and meetings with community staff. This section will attempt to give strategies to resolve these issues with a series of general recommendations.

The general issues with the West Allis park system fell into the four categories listed below.

1. **Need for new parks and park facilities** – As stated earlier, West Allis’ dedicated park area is below the recommended area based on population. Some areas do not have easy access to parks while others do not have a good variety of park facilities nearby. New parks and park facilities will be needed in West Allis to meet resident demand, to replace aged facilities, to maintain a high level of service and to remain competitive with similar communities.

Recommendations:

- Establish new neighborhood parks – Investigate the acquisition of land for new neighborhood or community parks in West Allis to meet current population demands. See Section 3.2 for more detail.
  - Install new park facilities and equipment – Play equipment in particular should be replaced as site visits revealed much of it to be aging and in some cases no longer to standard. Equipment and facilities that pose a safety hazard should be given priority when scheduling improvements. New facilities that do not currently exist in city parks (such as splashpads) should also be considered in order to continue the growth and evolution of the park system. See the inventory sheets beginning on page 3-11 of this chapter for park specific recommendations.
2. **Park infrastructure issues** – Park and park system infrastructure includes items that may not be actively used for recreation but are necessary to provide a high level of service. Examples include drinking fountains, trash receptacles, playground surfacing and wayfinding signage.

Recommendations:

- Conduct an ADA audit system-wide, and develop a prioritized action plan to address documented issues; this includes assuring barrier-free access to all play areas, shelters, seating areas and restrooms.
- Cover surfaces directly under play equipment and a safe zone around the play equipment with a 10-inch to 12-inch layer of resilient safety surface. Commonly used resilient surfaces are sand, pea gravel, recycled rubber or wood chips. To meet the Federal ADA requirements, the City should consider using “Wood Carpet” or a similar product that provides wheelchair accessibility as well as a resilient surface.

- Where possible with existing infrastructure, assure that all neighborhood and community parks are improved with drinking fountains. These facilities should meet current ADA compliant design parameters.
  - Continue developing the community wide bicycle and pedestrian system and in particular plan for its connection to the Hank Aaron State Trail. Coordinate with local, county, and state agencies as appropriate to provide for safe crossings of major streets and highways.
  - Further explore opportunities for year round outdoor recreational activities. Area residents are fortunate to have dedicated facilities such as the Petit Ice Center, but outdoor ice rinks and sledding hills offer an important free winter activity. Siting and development of these facilities should be coordinated with Milwaukee County Parks. Due to the large size of Milwaukee County Park facilities, the County is better situated to house dedicated winter activities.
3. ***Maintenance and policy issues*** – Policies and procedures involving park maintenance and upkeep should be revisited on a regular basis. Some issues in this category include the accessibility and upkeep of park restrooms, the scheduling of mowing/landscaping, and the availability of trash receptacles.

Recommendations:

- Coordinate park policy items such as hours of operation, dog usage, etc. with Milwaukee County Parks to provide area residents with consistent expectations of community open space.
- Continue performing a safety audit/inspection of all existing play areas for current National Playground Safety Institute (NPSI) conformance. Audits should be performed by a Certified Playground Safety Inspector (CPSI). This includes a thorough examination of existing slides, merry-go-rounds, and other play structures.
- Develop a procedure for the prompt maintenance of park facilities and equipment once a problem is observed/reported and before the issue gets worse or becomes a safety hazard. Perform systematic routine inspection and maintenance of park facilities and equipment including:
  - Play equipment
  - Play fields
  - Benches and picnic tables
  - Trail systems
  - Restrooms and shelters

- Access to restrooms was one of the most frequently-cited complaints from the online survey (see Chapter 1). Policy regarding the locking of restrooms during certain times of year or hours of the day should be revisited if public demand for access is high. Adding auto locks to restroom doors is one potential solution for avoiding restrooms being locked for long periods of time. This would be accompanied by a citywide policy stating the hours that park restrooms will be open. Restroom buildings are expensive and may pose after-hours use, lighting and vandalism challenges. For parks that attract many users yet permanent restrooms are not feasible, placement of portable toilets is recommended during times of high occupancy. Costs can be offset by a donor program (donor programs in other communities cost \$65/month and allow for recognition plaques) and enclosures or other anti-vandalism structures could be installed to reduce tipping or unlawful activity.
  - Develop a revised mowing and landscaping schedule. Site visits revealed long grass in many City parks. The mowing schedule should take into account events scheduled and recent weather. Discussions with the School District and other organized sports groups utilizing the parks should be held on a regular basis throughout the active use season to ensure a balance of mowing/vs. usage. As a cost saving measure, it may be reasonable to not mow certain areas of certain parks to balance additional mowing of sports fields. (see “grow not mow” policy in 3.1.3) Site visits also revealed issues with trees including dead branches overhanging play areas and conflicts with utility lines. Periodic park inspections should identify these issues and schedule maintenance.
  - Provide trash and recycling receptacles at all city parks. Schedule regular trash collection. The method of collection should also be used to determine receptacle locations. Placement of trash receptacles near sitting benches, for example is not preferred since it may discourage use of the benches or the trash receptacle.
  - Place all bicycle parking facilities on hard surfaces.
  - Develop a policy for basketball courts throughout the community. In many cases, the courts have been largely abandoned with the removal of the backboards. This can be a very controversial discussion item, however basketball courts should be provided to members of the community as interest and ability to partake in this sport spans several generations and promotes a high level of aerobic activity. Possible alternative solutions to providing full court facilities include offering half court only, providing full court with one removable rim, or providing small-scale 3 on 3 courts. These “partial” courts still allow for informal play and individual or small group use, but discourage use by large groups of people.
  - Continue to improve the “adopt a park” programs drawing upon support from the local school service clubs, neighborhood associations, and youth sports organizations to perform limited maintenance and upkeep of facilities.
4. **Funding issues** – The acquisition of funds for park improvement projects often requires some creativity. The Recreation Department lost funding in 2008 making park improvements an even more complex issue in West Allis. Many park projects would not be completed using

municipal park budgets alone and different sites may be eligible for different types of funding. An example of this being an issue in West Allis can be seen at Reservoir Park. Reservoir Park has one of the most used playgrounds in the city but the park equipment is in poor shape and needs to be replaced.

Recommendations:

- The City should pursue grant funding to supplement capital funds for future development and park system upgrades. Some facilities mentioned in this plan are almost entirely dependent on grant acquisition as development costs are too great to fund through the general fund alone.
- Any user fees should be reevaluated commensurate with increases in service.
- Explore jointly funded project opportunities with community service groups such as Rotary, Lions, etc.
- Consider private sponsorships and non-traditional funding opportunities to fund facilities improvements or special events. These include cash and property donations or planned giving. Milwaukee County established Beer Gardens in a number of county parks to generate revenue for their park budget. These have become popular and a number of people requested them for West Allis parks in the online survey. This is an example of the type of non-traditional funding the City might want to consider to generate park revenue.
- See Chapter 4 for park improvement funding options.

### **3.1.2 Promotion/Education**

- a. Improve and standardize on-site park signage for all City parks, and establish a community-wide wayfinding system that identifies key parks and bicycle routes along primary transportation corridors to and through the City. Regularly update all bicycle and park system maps as new facilities are developed.
- b. Continue to communicate with user groups over facilities updates and promote donations and formalized use agreements for maintenance.
- c. Enhance the City's web page to include a page focused on parks. Include a park list, descriptions, parks location map and specific site maps for each park illustrating site layout and amenities.
- d. Invite private partner groups to participate in periodic park update meetings to keep participation high and awareness of ongoing project endeavors.

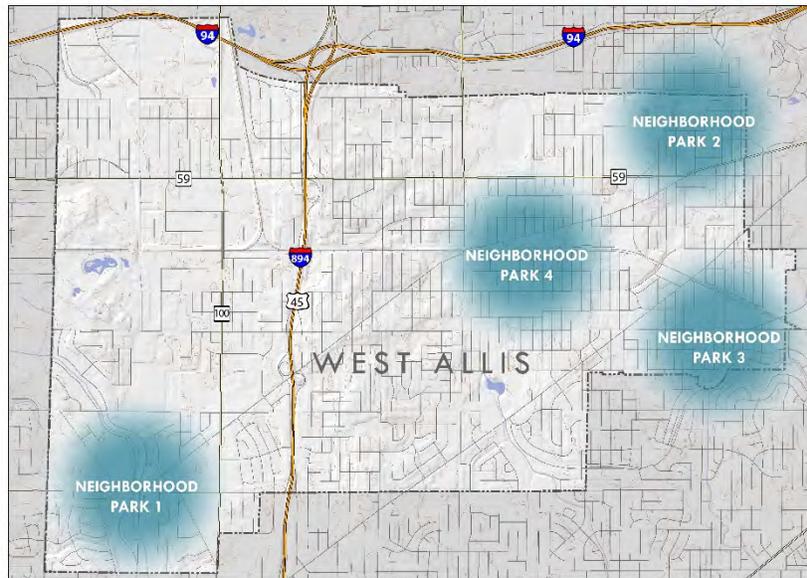
### **3.1.3 Environmentally Sustainable Practices**

- a. Consider integrating rain gardens and bio-retention facilities, rain barrels, and other stormwater best management practices into existing facilities and proposed improvements.

- b. Consider adopting a “grow not mow” policy in City parks to limit how often (and what portions of) parks are mowed. Adding a day or more to the mowing cycle and preserving natural grasslands in parks can reduce the amount of fossil fuels consumed in City operations. These new grasslands can also function as natural buffers around shoreland and wooded areas and help reduce soil erosion.
- c. There are a variety of operational and maintenance activities that often can be accomplished for less cost. Fuel is a big expense, prompting some communities to have strict idling policies that restrict how long a municipal vehicle can remain running before it is turned off. Similarly, warming up vehicles should be limited – an example would be restricting warm up to no more than five minutes.
- d. When replacing and/or installing new lighting in City parks, consider fixtures that utilize solar regeneration and LED illumination to reduce long-term maintenance costs and minimize non-renewable energy use.

### 3.2 Future Parks and Open Spaces

There are four general locations shown below that have been chosen as potential future park locations. These sites were chosen based on the potential for their service area to satisfy the recreational needs of those living in areas currently underserved by city parks. Community parks would be desired in these areas if large parcels became available. It is more likely however, that neighborhood park sized parcels could become available in the future.



Potential Future Parks

#### 3.2.1 Future Park Locations

##### *Neighborhood Park 1*

This area was chosen as a potential location for a new neighborhood park due to the fact that it would provide park access to city residents currently outside of the service area of all West Allis city parks. There are many open spaces in this area owned by the County, the Sewerage District, the WAWM School District and the City (See Map 2). None of these properties are

currently utilized as active use parks. The City could potentially develop one of their properties in this area or partner in some way with one of the other property owners. This site is also a potential location for the City's first dog park given its location and natural setting.

#### *Neighborhood Park 2*

This area is generally more underserved by West Allis parks than the community as a whole. A future park located in this area could help alleviate that imbalance. One possible location for a park in this area is the former Roosevelt School site on South 60<sup>th</sup> Street. Upon acceptance of the land, the city should undertake a master plan process to determine the best use and layout of this space as a park. The typical master plan process is described in section 3.2.2.

#### *Neighborhood Park 3*

This is also an area outside any West Allis city park service area. This area is residential for the most part and it is unlikely that much land would become available for future parks. One possible solution for the lack of park availability in this area is the conversion of a small portion of the Kinnickinnic River Parkway into active use park. This county parkway enters into the southeast corner of West Allis and includes a fairly large area of open space. While this is a county owned property, a potential agreement could be reached with the county for the development of active park facilities. A master plan process should be completed for this site as a joint undertaking with Milwaukee County Parks and the City of West Allis.

#### *Neighborhood Park 4*

There is a vacant lot at the corner of 76<sup>th</sup> and Hicks Street that could be acquired by the City to serve as a neighborhood scale park. Spatial analysis reveals that additional parkland in this area may not be needed at the level it is in the other three potential park locations (See Maps 3.1 & 9). This location does however, have immediate availability and provides an opportunity for additional facility types (dog park, etc.) that may not exist at the other locations. A master plan should be completed for this site prior to any development.



### 3.2.2 Park Layout Concept /Park Master Plans

If significant improvements are planned for a specific park, a concept or master plan should be completed before construction begins. The goal of the plan is to determine what type of improvements are possible in the given space and to provide a guide for the development of those improvements.



Park Master Plan Graphic Example

The process for development of a park master plan includes research and data collection to identify drainage patterns, topography and other site features. After this initial reconnaissance, a public meeting is held to gather input on preferred park programming and amenities. Following this community engagement, concept development plans are created and cost estimates are prepared. These concept plans are further refined through public feedback and staff discussions into a final graphic and summary report.

### 3.3 Individual Park Recommendations

The following section discusses more detailed recommendations for each park. These recommended improvements are based on issues identified in site visits and comments from residents and local officials. Improvement options identified for each park are included in the 5-Year Capital Improvements Table in Chapter 4.

Each park’s inventory sheets contain the location of the park, existing facilities, observed issues, and recommendations for improvements. Not all improvements can be made in the next 5-years, and many require substantial investment in the form of time, money, or human capital to implement. Improvement recommendations should be viewed as options that could occur to mitigate, improve, or promote aspects of the park site.

A sample inventory sheet (Figure 3.3) illustrates how information is presented on each park sheet. Park sheets are presented by parkland classifications devised by the National Recreation and Park Association as identified in Chapter 2.

Figure 3.3: Inventory Sheet

**CHAPTER 3: RECOMMENDATIONS**

**Park Name:** Rogers Playground

**Park Classification:** MINI PARKS

**Park Description and Location:** This 0.7 acre mini park is located on South 56<sup>th</sup> Street between Rogers Street and Mobile Street. The park includes a playground and open space. Tree species include ash, pear and ginkgo.

**Inventory of Existing Facilities:**

- Sandlot backstop
- Open space
- Play structure
- Tot riders (2)
- Sandbox
- Bendies (2)
- Picnic table
- Swings (2 belt, 2 bucket)
- Park sign

**Observed Issues:**

- Safety surfacing is needed under the swings
- Pink bucket swing is cracking
- Play structure stickers are missing
- No ADA access

**Programming, Events & Revenue Generators:**

- None

**Maintenance Program:**

- Mowing

**Improvement Options:**

Improvement Options & Estimate	
• Install safety surfacing under swings .....	\$1,200
• Replace cracking bucket swing .....	\$150
• Install concrete path to playground area .....	\$3,500
<b>TOTAL</b>	<b>\$4,850</b>

**Cost Estimate of Improvement Options:** \$4,850



# MINI PARKS

## Mini Park (58<sup>th</sup> & Beloit)

## MINI PARKS

### Park Description

Site Image



Aerial Photo



This 0.1 acre mini park is located on the triangular lot at the intersection of South 58<sup>th</sup> Street and West Beloit Road. Park amenities include landscaping, benches and a paved path. Tree species include juniper, pear, sugar maple, locust and weeping cherry.

### Site Analysis Summary

**Existing Facilities**

- Landscaping
- Benches (4)
- Lights
- Paver path
- Irrigation system

**Issues:**

- Some of the benches are worn

### Program Details

**Programs, Events & Revenue Generators**

- N/A

**Maintenance Program**

- Volunteer planter maintenance
- Mowing
- Irrigation winterization

### Improvement Options & Estimate

<ul style="list-style-type: none"> <li>• Refinish/repaint benches .....</li> </ul>	<p>\$1,725</p> <p><b>TOTAL     \$1,725</b></p>
--	--

# Mini Park (58<sup>th</sup> & Beloit)

# MINI PARKS

## Site Images



Landscaping



Planter



Paver path



Benches



Landscaping



Irrigation system

## Mini Park (60<sup>th</sup> & National)

## MINI PARKS

### Park Description

Site Image



Aerial Photo



This mini park contains 0.1 acres and is located at the intersection of South 60<sup>th</sup> Street and West National Avenue. It includes three benches, landscaping and a paver path.

### Site Analysis Summary

**Existing Facilities**

- Benches (3)
- Lighting
- Paver path
- Landscaping

**Issues:**

- Mulch in path

### Program Details

**Programs, Events & Revenue Generators**

- N/A

**Maintenance Program**

- Mowing
- Irrigation winterization

### Improvement Options & Estimate

• Install mulch edging .....	\$1,150
<b>TOTAL</b>	<b>\$1,150</b>

# Mini Park (60<sup>th</sup> & National)

# MINI PARKS

## Site Images



Bench & trash receptacle



Paver path sidewalk connection



Planter



Install mulch edging



Paver path



Light and arborvitae

## Mini Park (64<sup>th</sup> & Greenfield)

## MINI PARKS

### Park Description

Site Image



Aerial Photo



This 0.3 acre park is located at the intersection South 64<sup>th</sup> Street and West Greenfield Avenue. It includes four benches and a paver path.

### Site Analysis Summary

**Existing Facilities**

- Benches (4)
- Paver path
- Landscaping
- Lighting

**Issues:**

- Some pavers are heaving
- Weed growth in pavers
- Grass is not growing in shade areas

### Program Details

**Programs, Events & Revenue Generators**

- N/A

**Maintenance Program**

- Mowing

### Improvement Options & Estimate

• Repair/replace heaving pavers .....	\$2,300
• Treat weeds in pavers .....	\$200
• Install trash receptacle with concrete pad .....	\$1,000
• Plant shade tolerant grasses or plants in shaded areas .....	\$1,725
<b>TOTAL</b>	<b>\$5,225</b>

# Mini Park (64<sup>th</sup> & Greenfield)

# MINI PARKS

## Site Images



Paver path



Bench



Wrought iron fence/landscaping



Heaving pavers



Grass not growing in shaded areas



Weeds on path

# Railroad Park

# MINI PARKS

## Park Description

Site Image



Aerial Photo



Railroad Park is a 0.3 acre mini park located at the intersection of West National Avenue and South 82<sup>nd</sup> Street. It includes benches and a small landscaping bed.

## Site Analysis Summary

### Existing Facilities

- Benches
- Paver path
- Lighting
- Park Sign
- Landscaping bed

### Issues:

- Weeds growing in path
- Benches are somewhat worn
- The planter is damaged
- Pedestrian access

## Program Details

### Programs, Events & Revenue Generators

- N/A

### Maintenance Program

- Mowing

## Improvement Options & Estimate

• Treat weeds in path .....	\$575
• Refinish/repaint benches .....	\$1,150
• Repair planter .....	\$575
• Install trash receptacle and concrete pad .....	\$1,000
• Install crosswalk, curb ramp, pedestrian refuge island and yield to pedestrian signage on National Avenue .....	\$11,500
<b>TOTAL</b>	<b>\$14,800</b>

# Railroad Park

# MINI PARKS

## Site Images



Park sign



Bench area



Weeds in pavers



Bench



Damaged planter



Curb ramp at National Avenue

# Rogers Playground

# MINI PARKS

## Park Description

Site Image



Aerial Photo



This 0.7 acre mini park is located on South 56<sup>th</sup> Street between Rogers Street and Mobile Street. The park includes a playground and open space. Tree species include ash, pear and ginkgo.

## Site Analysis Summary

### Existing Facilities

- Sandlot backstop
- Open space
- Play structure
- Tot riders (2)
- Sandbox
- Benches (2)
- Picnic table
- Swings (2 belt, 2 bucket)
- Park sign

### Issues:

- Safety surfacing is needed under the swings
- Pink bucket swing is cracking
- Play structure stickers are missing
- No ADA access

## Program Details

### Programs, Events & Revenue Generators

- N/A

### Maintenance Program

- Mowing

## Improvement Options & Estimate

• Install safety surfacing under swings .....	\$1,380
• Replace cracking bucket swing .....	\$200
• Install Port-a-John restroom .....	\$6,000
• Install slab and fence for Port-a-John .....	\$1,000
• Install bike rack with concrete pad .....	\$1,250
• Install trash receptacle with concrete pad .....	\$1,000
• Install concrete path to playground area .....	\$5,750
<b>TOTAL</b>	<b>\$16,580</b>

# Rogers Playground

# MINI PARKS

## Site Images



Park sign



Play structure



Swings



Safety surfacing is needed under swings



Bucket seat is cracking



No ADA access to park



# NEIGHBORHOOD PARKS

## Arnold Klentz Park

## NEIGHBORHOOD PARKS

### Park Description

#### Site Image



#### Aerial Photo



This 4.1 acre neighborhood park is located on South 72<sup>nd</sup> Street between Dreyer Place and Cleveland Avenue. Park amenities include softball fields, a playground and a basketball court. Tree species include maple and ash.

### Site Analysis Summary

#### Existing Facilities

- Softball/youth baseball with bleachers (2)
- Basketball court
- ½ basketball court
- Small shelter
- Picnic tables
- Park signs (2)
- Restroom/storage building
- Play structure
- Sandbox
- Open space
- Charcoal disposal pit
- Benches

#### Issues:

- General Issues
  - Vegetation encroaching on park sign
  - Several trees in poor condition
  - Grass is very long
  - No ADA access to park facilities
- Softball/Youth Baseball Fields
  - Baseball backstops are in poor condition
  - Some team benches are poorly located
  - Ball fields do not drain well
  - Gap at bottom of team bench fence
- Basketball Court
  - Basketball backboards have been removed
  - Weeds in basketball court

### Program Details

#### Programs, Events & Revenue Generators

- Youth baseball/softball/t-ball
- BBQ classes
- Shelter permits
- Field permits

#### Maintenance Program

- Mowing
- Infield maintenance
- Restroom winterization
- Restroom cleaning

## Arnold Klentz Park

## NEIGHBORHOOD PARKS

### Improvement Options & Estimate

○	General Issues	
•	Trim vegetation encroaching on park sign .....	\$575
•	Remove dead/dying trees .....	\$1,725
•	Schedule more frequent mowing (Total 2016 – 2020) .....	X
•	Install path to provide ADA access to park amenities .....	\$23,000
•	Install bubbler .....	\$15,000
•	Install 2 bike racks with concrete pads .....	\$2,500
•	Install 3 trash receptacles with concrete pads .....	\$3,000
•	Auto locks on restrooms .....	\$3,000
○	Softball/Youth Baseball Fields	
•	Replace both backstops .....	\$46,000
•	Remove steel team benches .....	\$575
•	Re-grade ball fields .....	\$11,500
•	Lower team bench fence so fence is flush with ground .....	\$575
○	Basketball Court	
•	Replace basketball backboards and paint courts .....	\$5,750
•	Repurpose basketball courts if backboards are not going to be replaced .....	X
•	Treat weeds and seal cracks in courts if they will be used for basketball .....	\$2,300
	<b>TOTAL</b>	<b>\$115,500</b>

## Arnold Klentz Park

## NEIGHBORHOOD PARKS

### Site Images

#### General Issues



Vegetation encroaching on park sign



Several trees in poor condition



Grass is very long



No ADA access to park facilities

#### Softball/Youth Baseball Fields



Backstops are in poor condition



Some team benches are poorly located

## Arnold Klentz Park

## NEIGHBORHOOD PARKS

### Site Images

#### Softball/Youth Baseball Fields



Fields do not drain well



Gap at bottom of team bench fence

#### Basketball Courts



Basketball backboards have been removed



Weeds in basketball court

# Honey Creek Park

# NEIGHBORHOOD PARKS

## Park Description

Site Image



Aerial Photo



This 3.7 acre park is located at the intersection of West National Avenue and South 84<sup>th</sup> Street. The park is adjacent to Franklin Elementary and contains trails and a gazebo. Tree species include linden, norway maple, spruce, pin oak, cedar and many others.

## Site Analysis Summary

### Existing Facilities

- Gazebo
- Honey Creek Log Schoolhouse
- Monument circle
- Informational signage
- Paver/asphalt trails
- Stone bridge
- Parking lot
- Open space
- Bike rack
- Horseshoe pits
- Water tower
- Lighting
- Park sign
- Landscape beds

### Issues:

- Issue at curb ramps (1 inch raised lip, broken truncated dome plate)
- Horseshoe pits are not maintained
- Trees need to be trimmed at overhead utility lines
- Informational signage kiosks missing signage
- Some monuments are damaged
- Bike rack should be on a hardscape surface

## Program Details

### Programs, Events & Revenue Generators

- N/A

### Maintenance Program

- Mowing
- Trash collection

## Honey Creek Park

## NEIGHBORHOOD PARKS

### Improvement Options & Estimate

○	General Issues	
•	Replace truncated dome plate at curb ramp .....	\$575
•	Grind raised lip at curb ramp .....	\$575
•	Remove horseshoe pits .....	\$575
•	Trim trees at overhead utility lines .....	\$575
•	Replace missing informational signage .....	\$575
•	Remove, repair or replace damaged monuments .....	\$3,450
•	Move bike rack to a concrete pad or other hardscape surface .....	\$1,380
•	Install bubbler .....	\$15,000
•	Install 2 bike racks with concrete pads .....	\$2,500
•	Install Port-a-John restroom (or coordinate opening and maintaining existing restroom facilities) .....	\$4,800
•	Install slab and fence for Port-a-John .....	\$1,000
•	Install trash receptacle and concrete pad .....	\$1,000
•	Install dog exercise area (#1 requested new facility per community survey) .....	\$23,000
	<b>TOTAL</b>	<b>\$55,005</b>

# Honey Creek Park

# NEIGHBORHOOD PARKS

## Site Images



Issues at curb ramps



Horseshoe pits are not maintained



Trees need to be trimmed at overhead utility lines



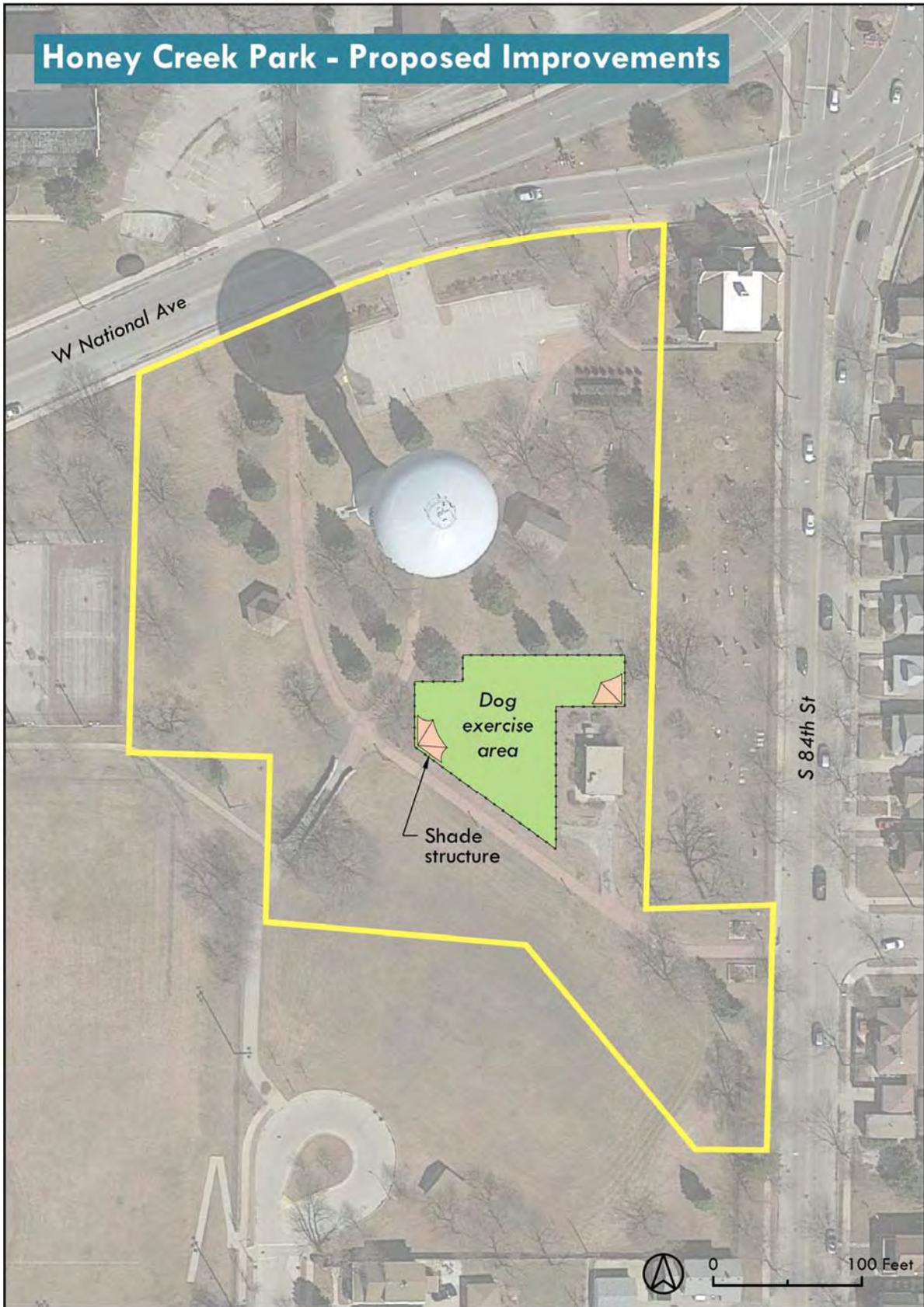
Informational signage kiosks missing signage



Remove, repair or replace damaged monuments



Bike rack should be on a hardscape surface



# Kopperud Park

# NEIGHBORHOOD PARKS

## Park Description

Site Image



Aerial Photo



This 2.7 acre park is located at the intersection of South 76<sup>th</sup> Street and West Pierce Street. It contains open space, a path and benches.

## Site Analysis Summary

### Existing Facilities

- Open space
- Asphalt path
- Park sign
- Benches
- Trellis
- Picnic tables
- Benches
- Lighting

### Issues:

- Many benches in poor condition
- Trellis wood beams are worn
- Dead/dying trees

## Program Details

### Programs, Events & Revenue Generators

- N/A

### Maintenance Program

- Mowing

## Kopperud Park

## NEIGHBORHOOD PARKS

### Improvement Options & Estimate

○	General Issues	
•	Remove or replace benches in poor condition .....	\$5,750
•	Replace wood beams on trellis .....	\$4,600
•	Remove dead/dying trees .....	\$1,725
•	Install 2 to 12 play structure (to satisfy need for facilities for children “under 5” and “5 to 9” in the area .....	\$115,000
•	Install ice skating rink .....	\$46,000
•	Install basketball court (to satisfy need for “10 to 17” facilities in the area) .....	\$11,500
•	Install exercise equipment (to satisfy the need for “over 55” equipment in the area and due to proximity to Hank Aaron Trail) .....	\$10,350
•	Install Port-a-John restroom .....	\$3,600
•	Install slab and fence for Port-a-John .....	\$1,000
•	Install 2 bike racks and concrete pads .....	\$2,500
•	Install 2 trash receptacles and concrete pads .....	\$2,000
•	Install bubbler .....	\$15,000
	<b>TOTAL</b>	<b>\$219,025</b>

# Kopperud Park

# NEIGHBORHOOD PARKS

## Site Images



Park sign



Open space



Asphalt path



Bench in poor condition



Worn trellis beams



Dead/dying tree



## Rogers Park

## NEIGHBORHOOD PARKS

### Park Description

Site Image



Aerial Photo



This 1.1 acre park is located on South 75<sup>th</sup> Street between Rogers Street and Becher Street. The playground includes a play structure, swings and a small memorial plaza. Tree species include chestnut, austrian pine, black maple, norway maple, oak and ash.

### Site Analysis Summary

#### Existing Facilities

- Play structure (5 to 12 year old)
- Kaylie E. Stanton memorial plaza (with sign, bench, tree and paver area)
- Swings (2 belt, 1 bucket, 1 seat)
- Tot riders (2)
- Sandbox
- Benches
- Open space
- Park sign
- Lighting

#### Issues:

- General Issues
  - Tree is obstructing memorial signage
  - There is ponding near the benches – bench pads should be extended to path
  - The chain link fence is in poor condition in some areas
  - No curb ramps at 74<sup>th</sup> Street or 75<sup>th</sup> Street
  - Tree growth is encroaching on some lights
  - The path is cracked in some areas
  - Dead tree limbs should be removed
- Playground
  - No safety surface under swings
  - The bucket swing is cracking

### Program Details

#### Programs, Events & Revenue Generators

- N/A

#### Maintenance Program

- Mowing

## Rogers Park

## NEIGHBORHOOD PARKS

### Improvement Options & Estimate

○	General Issues	
○	Trim trees obstructing lights and signs, remove dead tree limbs and branches .....	\$665
○	Extend concrete block bench pads to path edge .....	\$1,325
○	Replace chain link fence in some area .....	\$4,000
○	Install curb ramps at 74 <sup>th</sup> Street and 75 <sup>th</sup> Street .....	\$7,935
○	Treat weeds and seal cracked path areas .....	\$1,325
○	Install Port-a-John restroom .....	\$4,800
○	Install slab and fence for Port-a-John .....	\$1,000
○	Install bubbler .....	\$15,000
○	Install 2 bike racks with concrete pads .....	\$2,500
○	Install trash receptacle with pad .....	\$1,000
○	Playground	
○	Install safety surface under swings .....	\$1,600
○	Replace bucket swing .....	\$200
	<b>TOTAL</b>	<b>\$41,350</b>

# Rogers Park

# NEIGHBORHOOD PARKS

Site Images

General Issues



Tree is obstructing memorial signage



Ponding near the benches



The chain link fence is in poor condition in some areas



No curb ramps at 74<sup>th</sup> Street or 75<sup>th</sup> Street



Tree growth is encroaching on some lights



The path is cracked in some areas

# Rogers Park

# NEIGHBORHOOD PARKS

## Site Images

### Playground



No safety surface under swings



The bucket swing is cracking

## Veterans Memorial Park

## NEIGHBORHOOD PARKS

### Park Description

Site Image



Aerial Photo



This 1.85 acre park is located at the intersection of West National Avenue and South 70<sup>th</sup> Street. Its amenities include a memorial plaza, a playground and open space.

### Site Analysis Summary

#### Existing Facilities

- Police station on site
- Bocce ball courts
- Memorial plaza
- Sundial plaza
- Park sign
- Play structure (2 to 12 year old)
- Swings (4 belt, 2 bucket)
- Spiral slide
- Open space
- Concrete path
- Benches
- Picnic tables
- Lighting
- Charcoal disposal pit
- Drinking fountain

#### Issues:

- Playground
  - Play structure is in poor condition
  - Playground area does not drain well
  - Spiral slide steps are steep
  - Spiral slide no longer meets standards
  - No safety surface under swings
  - Pink bucket swing seat should be replaced

### Program Details

#### Programs, Events & Revenue Generators

- Independence Day celebration

#### Maintenance Program

- Mowing
- Drinking fountain winterization

Veterans Memorial Park

NEIGHBORHOOD PARKS

Improvement Options & Estimate

○	General	
•	Install exercise equipment (to satisfy need for “over 55” equipment in the area and due to proximity to senior center) .....	\$12,000
•	Install bubbler .....	\$15,000
•	Auto locks on restroom doors .....	\$3,000
•	Install 2 bike racks with concrete pads .....	\$2,500
•	Install 2 trash receptacles with concrete pads .....	\$2,000
○	Playground (Improvements to playground equipment are scheduled for 2016)	
•	Replace play structure .....	\$264,500
•	Resolve playground drainage issues .....	\$10,580
•	Replace spiral slide with new slide type .....	\$13,225
•	Install safety surface under swings .....	\$2,400
•	Replace pink bucket swing .....	\$200
•	Realign path by playground .....	\$34,000
	<b>TOTAL</b>	<b>\$359,405</b>

## Veterans Memorial Park

## NEIGHBORHOOD PARKS

### Site Images

#### Playground



The play structure is in poor condition



The playground does not drain well



The spiral slide steps are steep



Spiral slide no longer meets standards



No safety surfacing under swings



The pink bucket swing seat should be replaced

# COMMUNITY PARKS

## Liberty Heights Park

## COMMUNITY PARKS

### Park Description

#### Site Image



#### Aerial Photo



This 6.5 acre park is located at the intersection of South 62<sup>nd</sup> Street and West Lapham Street. Site amenities include a wading pool, a softball field and basketball courts. Tree species include linden, locust, red maple and sugar maple.

### Site Analysis Summary

#### Existing Facilities

- Softball/youth baseball fields with bleachers and lights (2)
- Utility building
- Fieldhouse
- Wading pool with mechanical shed
- Storage building
- Gazebo
- Parking lot
- Basketball courts (3)
- Park signs (2)
- Play structure (5 to 12 year old)
- Swings (4 belt, 4 bucket)
- Sand volleyball court
- Tennis courts (2)
- Open space
- Concrete path
- Benches
- Picnic tables
- Tot riders (3)
- Sand diggers (2)
- Bike rack
- Charcoal disposal pit
- Lighting

#### Issues:

- General Issues
  - Some of the picnic tables are in average to poor condition
  - There is erosion along the concrete path in some areas
  - Dead trees/limbs
  - Detached fence section
  - Tree growth encroaching on light
  - The volleyball court net is missing
- Baseball/Softball Fields
  - Backstop at southeast field should extend down the first and 3<sup>rd</sup> base lines
  - Weed growth at northwest field
  - Erosion from northwest ball field onto sidewalk
  - Fence bowed from balls being hit into it
- Tennis Courts
  - The surfaces of the tennis courts are worn
  - The tennis ball return wall is damaged
  - One tennis court net is missing
  - Vegetation is encroaching on the tennis courts
- Basketball Courts
  - Full court basketball has been removed
  - The basketball court paint has faded
  - There are some weeds in cracks of basketball court

# Liberty Heights Park

# COMMUNITY PARKS

## Site Analysis Summary

### Issues (Continued):

- Playground
  - The play structure is in poor condition
  - The pink bucket swing seat is split
  - No safety surfacing under swings

## Program Details

### Programs, Events & Revenue Generators

- Summer Playground & Meals
- Men’s softball
- Adult co-ed sand volleyball
- Youth baseball
- Wading pool (staffing & supervision)
- Shelter permits

### Maintenance Program

- Mowing
- Wading pool winterization
- Restroom winterization
- Restroom maintenance

## Improvement Options & Estimate

○ General Issues	
○ Replace picnic tables that are in poor condition .....	\$1,725
○ Resolve erosion issues along path .....	\$1,150
○ Remove dead trees/limbs .....	\$1,725
○ Reattach detached fence section .....	\$230
○ Trim tree encroaching on light .....	\$575
○ Replace volleyball net .....	\$230
○ Install bubbler .....	\$15,000
○ Install Port-a-John restroom or coordinate and maintain use of existing facilities .....	\$6,000
○ Slab and fence for Port-a-John .....	\$1,000
○ Install 4 bike racks with concrete pads .....	\$5,000
○ Install 4 trash receptacles with concrete pads .....	\$4,000
○ Baseball/Softball Fields	
○ Extend backstop at southeast field down the first and third base lines to prevent foul balls from going into surrounding neighborhood .....	\$5,750
○ Treat weeds in infield of northwest ball field .....	\$575
○ Resolve erosion issues between ball field and sidewalk .....	\$1,150
○ Install 2 signs at southeast field: “Do not hit or throw balls into fence” .....	\$345
○ Tennis Courts	
○ Resurface tennis courts .....	\$34,500
○ Replace net at tennis court .....	\$1,500
○ Replace damaged sections of ball return wall at tennis courts .....	\$2,300
○ Trim vegetation encroaching on tennis courts .....	\$1,150
○ Basketball Courts	
○ Repave and repaint basketball court .....	\$34,500
○ Treat weeds and seal cracks in basketball court .....	\$2,300
○ Convert north basketball court to a skate spot. Resurface and install skate park elements. Improvement scheduled for the fall of 2015 using CDBG funds .....	\$57,500
○ Playground (Playground improvements scheduled for fall of 2015)	
○ Replace play structure and surfacing .....	\$172,500
○ Replace split bucket swing seat .....	\$200
○ Install safety surfacing under swings .....	\$2,760
<b>TOTAL</b>	<b>\$353,665</b>

# Liberty Heights Park

# COMMUNITY PARKS

## Site Images

### General Issues



Dead tree limb



Volleyball net is missing



Some picnic tables are in poor condition



Erosion along path



Detached fence section



Tree encroaching on light

# Liberty Heights Park

# COMMUNITY PARKS

## Site Images

### Baseball/Softball Fields



Backstop at southeast field should be extended



Weed growth in infield



Erosion from northwest ball field onto sidewalk



Fence is bowed from balls being hit into it

### Tennis Courts



The tennis court surfaces are worn



The tennis ball return wall is damaged

# Liberty Heights Park

# COMMUNITY PARKS

## Site Images

### Tennis Courts (Continued)



The tennis court net is missing



Vegetation is encroaching on the tennis courts

### Basketball Courts



Basketball court paint is faded



Weeds growing through cracks in court

### Playground



The play structure is in poor condition



Bucket swing seat is split



## Reservoir Park

## COMMUNITY PARKS

## Park Description

Site Image



Aerial Photo



This 13.2 acre park is home to the West Allis Little League. The park is located at the intersection of West Lapham Street and South 96<sup>th</sup> Street. Amenities include youth baseball fields, soccer fields and a playground. Plans have been submitted proposing the conversion of the soccer fields to a full size baseball field. Tree species include locust, ash, sugar maple, hackberry, austrian pine, cottonwood and spruce.

## Site Analysis Summary

**Existing Facilities**

- Youth baseball fields with bleachers, pressbox and lights (2)
- Scoreboards (2)
- Soccer fields (200'x150', 330'x190')
- Concession/storage building
- Restroom building
- Kiosk
- Informational signage
- Parking lot
- Bike rack
- Swings (1 belt, 2 bucket)
- Spiral slide
- Sandbox
- Play structure
- Tot riders (2)
- Benches
- Shelter
- Picnic tables
- Park sign

**Issues:**

- General Issues
  - No ADA access to concession area
  - Some picnic tables are in poor condition
  - Some benches are in poor condition
  - Bike rack should be moved to a new location where it can be accessed from both sides
  - Weeds in paver path near playground
  - There is turf erosion/wear in some areas
- Soccer Fields
  - Fence at soccer field is bent/in poor condition in some areas
  - Soccer goals are rusted
- Schaff Field
  - Damaged security camera at press box
  - Missing boards on press box deck
  - Wood/aluminum bleachers should be replaced
  - Weeds in bullpen
- Barczak Field
  - Press box steps should be repainted
  - Gap at bottom of fence on 1<sup>st</sup> base side due to heaving post footings

Reservoir Park

COMMUNITY PARKS

Site Analysis Summary (Continued)

Issues (Continued):

- Playground
  - Pink bucket swing seat is in poor condition
  - Spiral slide is in poor condition and no longer meets safety requirements
  - The play structure is in poor condition
  - Swings need safety surface

Program Details

Programs, Events & Revenue Generators

- West Allis Little League
- Youth soccer
- Good Shepherd soccer game

Maintenance Program

- Mowing
- Trash collection
- Restroom winterization
- Restroom maintenance

Improvement Options & Estimate

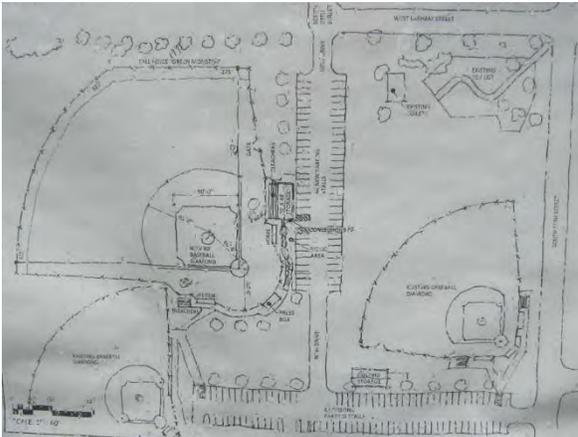
○ General Issues	
● Install splashpad .....	\$517,500
● Install bubbler .....	\$15,000
● Auto locks on restroom doors .....	\$3,000
● Construct path to concession building and shelter/playground area .....	\$0
● Replace/repair damaged picnic tables .....	\$0
● Replace/repair damaged benches .....	\$0
● Move bike rack to a location where it can be accessed from both sides .....	\$0
● Treat weeds in paver path .....	\$0
● Reseed worn turf areas .....	\$0
● Install 4 bike racks on concrete pads .....	\$5,000
● Install 3 trash receptacles on concrete pads .....	\$3,000
○ Soccer Fields/New Baseball field	
● Construct baseball field (by others) .....	
○ Schaff Field	
● Repair/replace security camera and relocate it to a less accessible location (a viewing window behind plexiglass and inside the press box possibly) .....	\$0
● Replace boards on press box deck .....	\$0
● Replace bleachers on 3 <sup>rd</sup> base side .....	\$0
● Treat weeds in bullpen .....	\$0
○ Barczak Field	
● Repaint press box steps .....	\$0
● Repair fence on 1 <sup>st</sup> base side to remove gap at bottom of fence .....	\$0
○ Playground (Funding issues. This park is not in a CDBG eligible neighborhood)	
● Replace pink bucket swing .....	\$200
● Replace spiral slide with alternate equipment .....	\$5,000
● Replace play structure (to include play equipment, swings, etc.) .....	\$264,500
● Grading issues .....	\$30,000
<b>TOTAL</b>	<b>\$843,200</b>

# Reservoir Park

# COMMUNITY PARKS

## Site Images

### General Issues



Proposed improvements



Some picnic tables are in poor condition



Some benches are in poor condition



Bike rack should be moved to more accessible area



Weeds in paver path near playground



There is turf erosion/wear in some areas

## Reservoir Park

## COMMUNITY PARKS

### Site Images

#### Soccer Fields



Soccer field fence in poor condition/bent in some areas



Soccer goals are rusted

#### Schaff Field



Damaged security camera at press box



Missing boards on press box deck



Wood/aluminum bleachers should be replaced



Weeds in bullpen

## Reservoir Park

## COMMUNITY PARKS

### Site Images

#### Barczak Field



Press box steps should be repainted



Gap at bottom of fence on 1<sup>st</sup> base side

#### Playground



Pink bucket swing seat is in poor condition



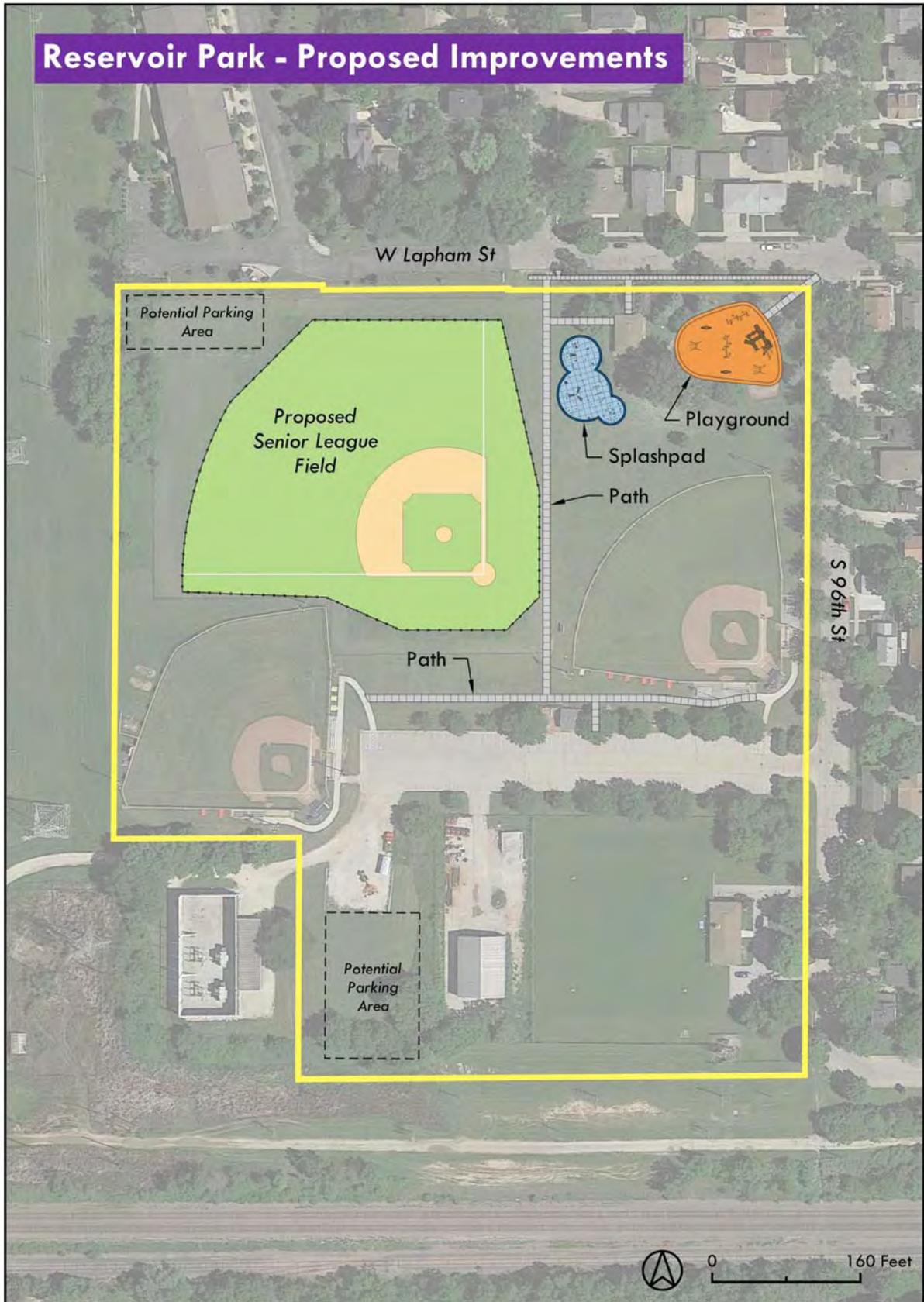
Spiral slide in poor condition



The play structure is in poor condition



Swings need safety surface





# SPECIAL USE PARKS

## Centennial Park & Plaza

## SPECIAL USE PARKS

### Park Description

Site Image



Aerial Photo



This 0.4 acre park and plaza is located on West Greenfield Avenue adjacent to the West Allis City Hall. It contains plaza areas, picnic tables, benches and a bike rack.

### Site Analysis Summary

#### Existing Facilities

- Benches
- Picnic tables
- Bike rack
- Park sign

#### Issues:

- Skateboard damage

### Program Details

#### Programs, Events & Revenue Generators

- N/A

#### Maintenance Program

- Mowing
- Trash collection
- Annual flower beds

### Improvement Options & Estimate

- |  |                |
|--|----------------|
| • Repair skateboard damage and install skateboard prevention devices | \$5,750        |
| <b>TOTAL</b>   | <b>\$5,750</b> |

# Centennial Park & Plaza

# SPECIAL USE PARKS

## Site Images



Park bench sculpture



Bike racks



Picnic tables and benches



Landscaped area



Plaza with skateboard damage



Plaza entry area

# Radtko Skatepark

# SPECIAL USE PARKS

## Park Description

Site Image



Aerial Photo



This 0.9 acre park is located at the intersection of West National Avenue and South 84<sup>th</sup> Street. The park includes skate elements, benches and lighting.

## Site Analysis Summary

### Existing Facilities

- Skatepark
- Benches
- Bike racks (2)
- Lighting
- Park sign
- Rules sign
- Historical marker
- Trash receptacles

### Issues:

- Erosion at slope on north side of park
- Grass at top of ramps subject to heavy use
- Turf in poor condition in some areas
- Future use for concrete pads?
- Lack of vehicular parking

## Program Details

### Programs, Events & Revenue Generators

- N/A

### Maintenance Program

- Mowing
- Trash collection

## Improvement Options & Estimate

• Resolve erosion issues/reseed .....	\$2,500
• Remove turf from center circular ramp. Install concrete or pavers. There should be a concrete or other hardscape area at the top of ramps to allow skaters to stand without killing grass, causing erosion and creating muddy conditions. ....	\$5,500
• Reseed turf in some area .....	\$1,150
• Monument sign, foundation lighting and landscaping .....	\$60,000
• Install drinking fountains, bike racks, etc. on available concrete pads .....	\$15,000
• Miscellaneous .....	\$17,000
<b>TOTAL</b>	<b>\$101,150</b>

# Radtko Skatepark

# SPECIAL USE PARKS

## Site Images



Stairs and rail



Ramp



Erosion at slope on north side of park



Grass at top of ramps subject to heavy use



Grass at top of ramps subject to heavy use



Future use for concrete pads?

# West Allis Farmers Market

# SPECIAL USE PARKS

## Park Description

Site Image



Aerial Photo



The West Allis Farmers Market is located on West National Avenue between 65<sup>th</sup> and 66<sup>th</sup> Streets. The site includes covered vendor areas, a parking lot and plaza area.

## Site Analysis Summary

### Existing Facilities

- Pavilions (3)
- Entry plaza & trellis
- Vendor areas
- Bike rack
- Benches
- Landscaping
- Lighting
- Office/restroom building
- Drinking fountains (2)
- Park sign
- Farmers market hours sign
- Parking lot

### Issues:

- Missing electrical outlet covers

## Program Details

### Programs, Events & Revenue Generators

- Farmers Market (May – Nov.)

### Maintenance Program

- Mowing
- Rain garden maintenance
- Trash collection

## Improvement Options & Estimate

• Investigate purchase of vacant lot across 66 <sup>th</sup> Street for construction of an overflow parking lot ...	TBD
• Repaint roof decking .....	\$50,000
• Install Port-a-John restroom with concrete pad and fence. Provide maintenance. ....	\$11,000
• Replace missing electrical outlet covers .....	\$575
<b>TOTAL</b>	<b>\$61,575</b>

# West Allis Farmers Market

# SPECIAL USE PARKS

## Site Images



Plaza & Trellis



Pavilion



Landscaped areas



Vendor areas



Bike rack



Missing electrical outlet cover



# 4 IMPLEMENTATION

The previous chapter of this report detailed a number of specific improvement options. This chapter provides the mechanism for implementing them. It includes a compilation of capital improvements, park development mechanisms and funding sources. The chapter also includes the process for adopting, monitoring, and updating this plan.

## 4.1 Plan Approval and Amendments

### Introduction

A prerequisite to participation in outdoor recreation grant programs is the adoption and subsequent Department of Natural Resources acceptance of a local comprehensive outdoor recreation plan.

Comprehensive planning is an overall survey of the existing facilities within a given jurisdiction, and gives recommendations for future improvements. A comprehensive outdoor recreation plan (CORP) is only the first step in the development of a recreational park site or system.

Master planning, which follows the recommendations of the comprehensive plan, is an overall view and analysis of an existing or proposed park area. The purpose is to guide the orderly development of a park or recreational facility.

Site planning, is the detailed plan of how an area within a park or recreation area will be developed. Site plans supply the construction details needed to develop a facility recommended in the master plan.

This plan provides strategies and recommendations for improving public parks in West Allis. It is anticipated that master planning for community parks and proposed parks is a high priority and should be featured prominently when budgets are determined over the life of this plan.

### Formal Plan Approval

This CORP should be approved by the local governing body after thorough review by the Parks, Recreation and Natural Resources Committee, Planning and Zoning Commission, and Common Council. Once adopted, the plan will become a component of the current Comprehensive Plan. The city should follow all rules and procedures established in the citizen participation plan adopted as part of the comprehensive planning process (per State Statute 66.1001) when adopting this CORP.

### Amending the Plan

Plan amendments are common and should be considered part of the planning process. They frequently represent good implementation or plan usage and should be acceptable for consideration by local decision-makers. Amendments must follow the same process as the original plan and should be developed in coordination with the WAWM School District

Recreation Department before they are presented to the Common Council for approval. Amendments generally prolong the effectiveness of the parent plan.

The West Allis Comprehensive Outdoor Recreation Plan will make the city eligible for funding through the Wisconsin Department of Natural Resources through the year 2020. Since this plan was developed with a five-year timeframe, it should be amended in 2020 to ensure grant eligibility and to reflect progress made over time.

## **4.2 Park Acquisition and Development Mechanisms**

### **4.2.1 Parkland Dedication**

Many communities have developer exactions for parkland acquisition. These exactions are designed to help a growing community acquire new park land to keep pace with new residential development. As residents move into a new subdivision, they place additional stress on existing park facilities. Developer exactions, agreed upon during the subdivision review and approval period, provide land, cash, or a combination of both to be used for the provision of park facilities that serve the new neighborhood.

In the event of a large redevelopment project within the city limits, the city should consider the following parameters:

#### *Usable Lands*

Because the intent of parkland dedication requirements is to provide sufficient recreation lands for new residents, mini or neighborhood parks should be established within new developments. Neighborhood parks are designed to provide active and passive recreation activities and organized league recreation, as well as informal “pick up” play.

Defining the term “usable lands” is very important to ensuring the quality of the proposed dedication. To obtain credit towards meeting parkland dedication requirements, the city should utilize the following criteria in evaluating land proposed for dedication:

- Located outside of the floodplain, wetlands, surface waters, storm water basins and conveyance routes, and other areas with severe limitations for park development.
- Contains developer-finished slopes of less than 4% for active recreation areas, and slopes less than 12% for passive recreation areas and conservancy.
- Contains soils that are suitable for construction of the anticipated park facilities, such as athletic fields, parking lots, and shelters.
- At least 15% of the perimeter of the proposed parkland will be adjacent to a public street.
- Visible and accessible to the public (foot, bike, and auto access) and for effective monitoring for public safety.
- Sufficiently shaped to accommodate the anticipated facilities.
- Not presenting any sort of environmental hazard to the community, such as through soil contamination or excessive nuisance or invasive vegetation.
- Situated in a location that is consistent with this plan, that contributes to community development goals, and that adequately serves the park’s service area.

### **4.2.2 User Groups**

West Allis should coordinate with potential user groups when planning new facilities to see if cost-sharing, donation, or outright purchase options exist. At a minimum, the City should involve the school district recreation department in any future discussions.

### **4.2.3 Planned Giving**

In many communities, parkland development often occurs with the availability of land. Donations of private land for a public purpose is not uncommon, but there needs to be criteria for accepting lands, and a formal procedure for how the land will be planned and used in the best interest of the community. A planned giving program through the City would allow prospective patrons to dedicate land in a legal manner that provides a legacy for how the land will be utilized over time.

### **4.2.4 Grant Funding**

Implementation dollars are available for acquisition and development of recreation spaces and facilities. Linear parks and trails can be funded through the Wisconsin Department of Natural Resources (WDNR) or the Department of Transportation (WDOT). The WDNR also provides monies for the acquisition of lands, the stabilization of shorelands, and the protection of environmentally sensitive areas. A complete list of grant opportunities is provided in Section 4.3.

## **4.3 Grant Information for Park Acquisition and Development**

The state and federal government provides grants to local governments for the acquisition and development of parks. Many of these programs require that a local government submit an approved park and open space plan or master plan to the WDNR as a condition for eligibility. By adopting this Comprehensive Outdoor Recreation Plan, by ordinance, the City of West Allis will have met the eligibility requirement for these grant programs until 2020.

### **4.3.1 Projects that Require Grant Funding**

The financial realities of our time necessitate the acquisition of outside funding to enable the development of large projects. Grant funding also provides seed money and crucial capital for leveraging additional community dollars and support. While many projects identified in this CORP would benefit from the acquisition of outside funding sources, some projects will require grant funding if they are to be realized. A brief description of each project and potential funding is provided below. Grant programs are discussed in the next section (4.3.2).

Several projects proposed within Reservoir Park could be eligible for grant opportunities. The city could explore a KaBoom grant for the redevelopment of the playground. This program is described further in section 4.3.2. Redevelopment of the baseball field may also be eligible for grant funding depending on the timing of the project. Periodically private companies such as Nike, Kellogs, and Coca-cola offer subsidized programs for development of youth oriented sports facilities.

The proposed skate spot at Liberty Heights Park may be eligible for Community Development Block Grant (CDBG) funding.

### 4.3.2 Grant Programs

This section provides general information and details for many of the grant programs that may be used to acquire and develop local park facilities, linear trails, or beaches. Categories, by authorization agency, include:

- Wisconsin Department of Natural Resources
- Wisconsin Department of Transportation
- Wisconsin Department of Administration
- Other Programs (Various Agencies)

#### **Wisconsin Department of Natural Resources (DNR)**

**Knowles-Nelson Stewardship Program:** Named for two of Wisconsin's most revered conservation leaders, Governor Warren Knowles and Senator Gaylord Nelson, the Wisconsin Legislature created this innovative program in 1989 to preserve valuable natural areas and wildlife habitat, protect water quality and fisheries, and expand opportunities for outdoor recreation.

All grant program awards cover up to 50% of eligible project costs. Projects eligible for Stewardship grant programs require that all land acquisition and development projects provide public access for “nature-based outdoor recreation” purposes. DNR decisions as to whether a particular project activity is “nature-based outdoor recreation” are made on a case-by-case basis. Please note that purchase and installation of playground equipment, and the purchase of land for recreation areas not related to nature-based outdoor recreation (dedicated sports fields, swimming pools, etc.) are not eligible.

For more information and to submit applications contact the Southeast Region representative (listed below). All applications are due May 1.

Jim Ritchie  
Telephone: (414) 263-8610

Email: [Jim.Ritchie@Wisconsin.Gov](mailto:Jim.Ritchie@Wisconsin.Gov)

The Stewardship Program includes the four funds described below (A – D).

#### **A. Acquisition and Development of Local Parks (ADLP)**

Description: Stewardship sets aside 50% of funds for projects that improve community parks and acquire land for public outdoor recreation. Applicants compete against other applicants from their region. Funds may be used for both land acquisition projects and development projects for nature-based outdoor recreation, such as fishing piers, hiking trails and picnic facilities. Funds are not available for non-nature based activities such as baseball and soccer fields. Costs associated with operation and maintenance of parks and other outdoor recreation facilities are not eligible for Stewardship funds.

#### Eligible Project Examples:

1. Land acquisition projects that will provide opportunities for nature-based outdoor recreation.
2. Property with frontage on rivers, streams, lakes, estuaries and reservoirs that will provide water-based outdoor recreation.

3. Property that provides special recreation opportunities, such as floodplains, wetlands and areas adjacent to scenic highways.
4. Natural areas and outstanding scenic areas where the objective is to preserve the scenic or natural values, including areas of physical or biological importance and wildlife areas. These areas shall be open to the general public for outdoor recreation use to the extent that the natural attributes of the areas will not be seriously impaired or lost.
5. Land within urban areas for day-use picnic areas.
6. Land for nature-based outdoor recreation trails.

**Ineligible Project Examples:**

1. Projects that are not supported by a local comprehensive outdoor recreational plan.
2. Land to be used for non-nature based outdoor recreation such as athletic facilities.
3. Acquisition and development of golf courses.

**B. Urban Rivers (UR)**

**Description:** Stewardship allocates 20% of funds annually to restore or preserve the character of urban riverways through the acquisition of land or easements adjacent to rivers. Funding will be provided for projects that are part of a plan to enhance the quality of a river corridor.

Applicants compete against other applicants statewide. The purposes of the program are:

1. To provide for economic revitalization through the restoration or preservation of urban rivers or riverfronts;
2. To improve outdoor recreational opportunities by increasing access to urban rivers for a variety of public uses, including but not limited to, fishing, wildlife observation, enjoyment of scenic beauty, canoeing, boating, hiking and bicycling;
3. To preserve or restore significant historical, cultural, or natural areas along urban rivers.

**Funding Priorities:** Priority is given to projects that have one or more of the following characteristics:

1. Acquires land or land rights that preserve or restore natural values, including aesthetic values, and enhance environmental quality along urban waterways.
2. Provides new or expanded diverse recreational opportunities to all segments of urban populations.
3. Provides new or expanded access to urban waterways.
4. Acquires blighted lands that will be restored to complement riverfront redevelopment activities.
5. Encourages comprehensive riverway planning within and between municipalities and other agencies.
6. Provides opportunities for increasing tourism.
7. Acquires lands that through proper management will improve or protect water quality.

**C. Urban Green Space (UGS)**

**Description:** The intent of the Urban Green Space Program (UGS) is to provide open natural space within or in proximity to urban areas; to protect from urban development areas that have scenic, ecological or other natural value and are within or in proximity to urban areas; and to provide land for noncommercial gardening for the residents of an urbanized area.

Funding Priorities: Priority is given to projects that have one or more of the following characteristics:

- a. Planning Considerations, including:
  - Specifically implementing a priority of the Statewide Comprehensive Outdoor Recreation Plan
  - Implementing the approved master plans of 2 or more units of government or regional planning agencies
  - Preserving land that is listed on the natural heritage inventory database
  - Implementing elements of water quality plans or initiatives
- b. Project Considerations, including:
  - Serving the greatest population centers
  - Serving areas of rapidly increasing populations
  - Providing accessibility
  - Having unique natural features, threatened or endangered species, or significant ecological value
  - Providing open natural linear corridors connecting open natural areas
  - Having water frontage
  - Containing or restoring wetlands
  - Protecting sensitive wildlife habitat
  - Protecting an area threatened by development
  - Preserving a natural community or one that could be restored
  - Having regional or statewide significance
  - Relating to brownfield redevelopment
- c. Administrative considerations, including:
  - Projects that are ready to be implemented and/or continue previously started projects

#### **D. Acquisition of Development Rights**

Description: The purpose of the Acquisition of Development Rights Program is to protect natural, agricultural, or forest lands that enhance nature-based outdoor recreation. "Development Rights" are the rights of a landowner to develop their property to the greatest extent allowed under state and local laws. The goals of the program are achieved through the purchase of those development rights and compensating landowners for limited future development on their land.

Funding Priorities: Priority is given to projects that have one or more of the following characteristics:

- Property with frontage on rivers, streams, lakes or estuaries
- Property that creates a buffer between land that has been permanently protected for natural resource and conservation purposes and potential or existing residential, commercial or industrial development
- Property that is within the boundaries of an acquisition project established by the DNR, a government unit or a non-profit conservation organization where the uses of the property will complement the goals of the project and the stewardship program
- Property that is within an environmental corridor that connects 2 or more established resource protection areas

**Federal Programs Related to the Stewardship Program:** The Land and Water Conservation Fund (LWCF) and Recreational Trails Act (RTA) programs fund projects that are similar to the Stewardship programs. One primary difference is that LWCF and RTA programs are not restricted to nature-based outdoor recreation projects. In these programs, nature-based outdoor recreation projects compete against projects with non-nature based recreation elements for LWCF funds. Another difference is that federal programs have additional requirements that must be satisfied – for example, compliance with the National Environmental Policy Act, the Historic Preservation Act, etc. Federal programs administered through the DNR include the two funds described below (E, F).

#### **E. Land and Water Conservation Fund (LWCF)**

Description: This program was established to encourage nationwide creation and interpretation of high quality outdoor recreational opportunities. The program funds both state and local outdoor recreation activities.

Funding Priorities: Priority is given to projects that have one or more of the following characteristics:

- Relationship to the Statewide Comprehensive Outdoor Recreation Plan; activities must be in locally approved plans
- Regional or statewide in nature
- Acquires land where a plan supports need
- Provides or enhances water-based activity
- Serves the greatest populations
- Involves other local government cooperation, volunteers, local donations
- First time applicants
- Sponsor has completed past projects
- Provides multi-season, multi activity use
- Basic over elaborate facilities
- Participant over spectator facilities
- “Nature based” restriction does not apply

Eligible Project Examples:

- Land acquisition
- Development of outdoor recreation facilities, including active sports facilities

#### **F. Recreational Trails Act (RTA)**

Description: These funds are used to develop and maintain recreational trails and trail-related facilities for both motorized and non-motorized recreational trail uses. RTA funds may only be used on trails which have been identified in or which further a specific goal of a local, county, or state trail plan included or referenced in a statewide comprehensive outdoor recreation plan. 30% of funds must be used on motorized trail uses, 30% on non-motorized trail uses, and 40% on diversified (multiple) trail uses.

Funding Priorities: Priority is given to projects that have one or more of the following characteristics:

- Maintenance and restoration of existing trails.
- Development and rehabilitation of trailside and trailhead facilities and trail linkages.
- Construction of new trails (with certain restrictions on Federal lands).

- Acquisition of easement or property for trails.

### **Wisconsin Department of Transportation (WisDOT)**

The Wisconsin Department of Transportation offers a variety of programs that can provide financial assistance to local governments, along with other public and private entities, to make improvements to highways, airports, harbors, bike, rail and pedestrian facilities. The use of these funds in West Allis would be most closely tied to developing trails to link to places of employment, residence, and commerce.

#### **G. Surface Transportation Program – Urban (STP-U)**

Description: This program allocates federal funds to complete a variety of improvements to federal-aid-eligible roads and streets in urban areas. Projects must meet federal and state requirements. Communities are eligible for funding on roads functionally classified as major collector or higher. The WisDOT requires that pedestrian and on-street bicycle accommodations be part of all STP projects within or in the vicinity of population centers, unless extraordinary circumstances can be demonstrated to WisDOT for not providing these accommodations.

Contact: Robert Schmidt, Southeast Region at (262) 548-8789 or [robert1.schmidt@dot.wi.gov](mailto:robert1.schmidt@dot.wi.gov)

#### **H. Transportation Alternatives Program (TAP)**

Description: The Transportation Alternatives Program (TAP) allocates federal funds to transportation improvement projects that “expand travel choice, strengthen the local economy, improve the quality of life, and protect the environment.” TAP is a new legislative program that was authorized in 2012 by federal transportation legislation, the Moving Ahead for Progress in the 21st Century Act (MAP-21). The transportation alternatives program provides for the implementation of a variety of non-traditional projects, with examples ranging from the restoration of historic transportation facilities, to bike and pedestrian facilities, to landscaping and scenic beautification, and to the mitigation of water pollution from highway runoff. Examples of bicycle and pedestrian projects that TAP will likely fund include: multi-use trails, paved shoulders, bike lanes, bicycle route signage, bicycle parking, overpasses/underpasses/bridges, sidewalks, and pedestrian crossings. Local municipalities contribute 20% of the project costs. Federal regulations restrict the use of funds on trails that allow motorized users, except snowmobiles.

Contact: Tanya Iverson, State Coordinator at 608-266-2574, [tanya2.iverson@dot.wi.gov](mailto:tanya2.iverson@dot.wi.gov) or Robert Schmidt, Southeast Region contact at 262-548-8789, [robert1.schmidt@dot.wi.gov](mailto:robert1.schmidt@dot.wi.gov)

Deadline: the next application cycle expected to open in 2017

### **Wisconsin Department of Administration**

#### **I. Community Development Block Grant – Public Facilities (CDBG-PF)**

Description: Available through the Wisconsin Department of Administration (DOA), communities receiving CDBG funds from the State may use the funds for many kinds of community development activities including, but not limited to:

- Acquisition of property for public purposes

- Construction or reconstruction of streets, water and sewer facilities, neighborhood centers, recreation facilities, and other public works
- Demolition
- Rehabilitation of public and private buildings
- Public services
- Planning activities
- Assistance to nonprofit entities for community development activities
- Assistance to private, for profit entities to carry out economic development activities (including assistance to micro-enterprises)

Contact: Tom Clippert at (608)261-7538 or [tom.clippert@wisconsin.gov](mailto:tom.clippert@wisconsin.gov)

### **Other Programs**

#### **J. KaBOOM! Grants**

Description: KaBOOM! is a national non-profit partnered with businesses such as Home Depot that awards grants for playground development. KaBOOM! accepts applications for grants on a rolling basis from child serving non-profit organizations, schools and municipalities.

Applicants with the best chance of receiving grants will:

- Serve children from a low-income area, serve children with special needs or serve children in a disaster impacted area
- Demonstrate the need for a playground
- Have a space that does not currently have a playground or have a playground that needs to be replaced
- Will implement a community-build model to engage the larger community in all aspects of project planning and playground build execution

Contact: Grant applications can be filled out at the KaBOOM! website; [kaboom.org](http://kaboom.org)

#### **K. Purchasing Partnerships**

Description: Some equipment suppliers will allow multiple municipalities to make group purchases of equipment. Details of this type of agreement vary between manufacturers, but the result will often be a reduced cost to the purchasing municipalities. Examples include Buy Board <https://www.buyboard.com/> and US Communities <http://www.uscommunities.org/>.

## **4.4 Capital Improvements Plan**

Capital improvements to a park are the addition of labor and materials that improve the overall value and usefulness of that park. Capital improvements are designated and funded individually through segregated municipal funds. Routine maintenance, on the other hand, is considered to be the repair and upkeep of existing park facilities, such as painting a shelter building. Routine maintenance of park facilities does not appreciably increase the value or usefulness of the park, and is traditionally funded through the park department's operations budget. Non-routine maintenance of park facilities, such as upgrading a toilet facility to be barrier-free, is usually considered to be a capital improvement.

Most projects can be easily identified and categorized, but some are difficult. When a project falls on the borderline between a capital improvement and maintenance, the overall cost

becomes the determinant. Projects with a high cost, such as that for seal coating roads or parking lots, are categorized as capital improvements.

The capital improvements program for each park is a combination of several types of projects. These projects are ranked according to their importance and priority in the overall development of the park and the value of the project to the overall city parks system. Capital improvements for this plan are ranked in the following manner:

- a. Improvements to existing facilities that will:
  - i. Correct health and safety hazards
  - ii. Upgrade deficient facilities
  - iii. Modernize adequate but outdated facilities
- b. Installation of facilities as deemed appropriate and necessary through public demand (public meetings, park committee input, city budgeting)
- c. Development of new facilities as deemed necessary through level of service, population projection, and age cohort analyses

Generally, improvements to existing facilities rank the highest in the capital improvements program, while new facilities are usually ranked lower, according to their relative need in each park location. Improvements that correct health and safety hazards are always the highest ranking priority. Improvements that are deemed necessary through empirical analyses are usually ranked the lowest.

Parks have been divided by classifications established by the National Recreation and Park Association (NRPA) including Mini, Neighborhood, Community, Conservancy, and Special Use parks. Improvement costs are shown by year (2016-2020) which establishes a priority ranking – higher priority improvements would occur sooner in the schedule. In some cases a capital improvement may utilize a special fund. When this occurs, the improvement contains an identifier citing that particular funding source. Depending on the fund, it may or may not be reflected in the subtotal for each park type.

Potential costs for site master plans have not been included in the Capital Improvement Plan (CIP) table but should be accounted for the budget planning. Depending on the level of public involvement and final deliverables, the city should anticipate a cost of \$15,000-\$25,000 for each site Master Plan. It should also be noted that if the city brings on new parklands, the required maintenance for these new facilities will also carry a long term cost implication. A basic mini-park for example will require at minimum, weekly mowing. Neighborhood and Community parks will require mowing, snow removal, playground maintenance, and potentially other monthly or annual upkeep depending on the level of facility development.

The total improvement cost by park classification and by year is assembled in Table 4. Costs associated with each park improvement option are based upon recent regional project construction costs and may be spread out over many years.

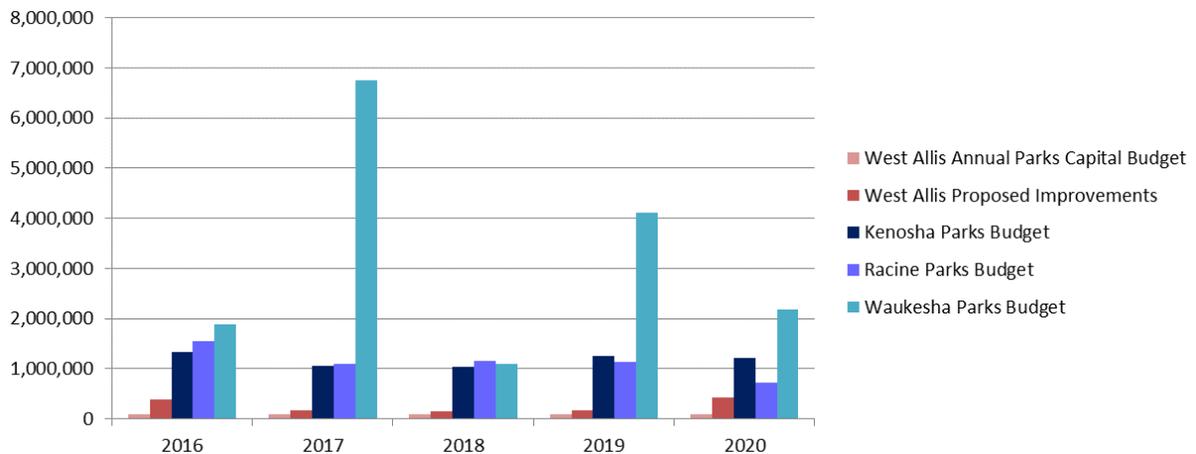
Table 4: Total Improvement Costs by Year and Park Classification

	2016	2017	2018	2019	2020	Grand Total
<b>MINI PARKS</b>						
Subtotal	\$7,755	\$10,875	\$1,200	\$18,450	\$1,200	\$39,480
<b>NEIGHBORHOOD PARKS</b>						
Subtotal	\$359,405	\$456,480	\$219,025	\$444,850	\$3,600	\$1,483,360
<b>COMMUNITY PARKS</b>						
Subtotal	\$674,565	\$1,200	\$1,200	\$1,200	\$518,700	\$1,196,865
<b>SPECIAL USE PARKS</b>						
Subtotal	\$156,125	\$59,150	\$3,400	\$3,400	\$3,400	\$225,475
<b>ALL PARKS</b>						
Subtotal	\$1,197,850	\$527,705	\$224,825	\$467,900	\$526,900	\$2,945,180

PARK BUDGET SOURCES by Year (2016-2020)

	2016	2017	2018	2019	2020	Grand Total
<b>Total CDBG Eligible</b>	\$ 699,295	\$ 256,935	\$ 203,350	\$ 17,250	\$ -	\$ 1,176,830
<b>FIRE Investment Interest Income</b>	\$ 346,355	\$ 243,120	\$ 20,275	\$ 8,200	\$ 8,200	\$ 626,150
<b>Windhover Foundation</b>	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
<b>Total Capital Improvement</b>	\$ -	\$ -	\$ -	\$ -	\$ 517,500	\$ 517,500
<b>Crowd Funding</b>	\$ 52,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 57,000
<b>Potential Private Donations</b>	\$ -	\$ 26,450	\$ -	\$ 441,250	\$ -	\$ 467,700
<b>Total</b>	\$ 1,197,850	\$ 527,705	\$ 224,825	\$ 467,900	\$ 526,900	\$ 2,945,180

The following table has been included to provide comparisons with adjacent communities regarding park budgets:



CHAPTER 4: IMPLEMENTATION

	2016	2017	2018	2019	2020	Grand Total
<b>MINI PARKS</b>						
<b>Mini Park (58th &amp; Beloit)</b>						
Refinish/repaint benches	\$ 1,725	\$ -	\$ -	\$ -	\$ -	\$ 1,725
FIRE Investment Interest Income	\$ 1,725					\$ 1,725
Subtotals	\$ 1,725	\$ -	\$ -	\$ -	\$ -	\$ 1,725
<b>Mini Park (60th &amp; National)</b>						
Install mulch edging	\$ -	\$ 1,150	\$ -	\$ -	\$ -	\$ 1,150
FIRE Investment Interest Income		\$ 1,150				\$ 1,150
Subtotals	\$ -	\$ 1,150	\$ -	\$ -	\$ -	\$ 1,150
<b>Mini Park (64th &amp; Greenfield)</b>						
Repair/replace heaving pavers	\$ -	\$ 2,300	\$ -	\$ -	\$ -	\$ 2,300
Treat weeds in pavers	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ 200
Trash receptacle and pad	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
Plant shade tolerant grasses or plants in shaded areas	\$ -	\$ 1,725	\$ -	\$ -	\$ -	\$ 1,725
FIRE Investment Interest Income	\$ -	\$ 5,225				\$ 5,225
Subtotals	\$ -	\$ 5,225	\$ -	\$ -	\$ -	\$ 5,225
<b>Railroad Park</b>						
Treat weeds in path	\$ -	\$ 575	\$ -	\$ -	\$ -	\$ 575
Refinish/repaint benches		\$ 1,150	\$ -	\$ -	\$ -	\$ 1,150
Repair planter	\$ -	\$ 575	\$ -	\$ -	\$ -	\$ 575
Trash receptacle and pad	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
Install crosswalk, curb ramp, ped. refuge island and yield sign	\$ -	\$ -	\$ -	\$ 11,500	\$ -	\$ 11,500
CDBG Eligible		\$ 1,000		\$ 11,500		\$ 12,500
FIRE Investment Interest Income		\$ 2,300				\$ 2,300
Subtotals	\$ -	\$ 3,300	\$ -	\$ 11,500	\$ -	\$ 14,800
<b>Rogers Playground</b>						
Install safety surfacing under swings	\$ 1,380	\$ -	\$ -	\$ -	\$ -	\$ 1,380
Replace cracking bucket seat	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ 200
Install Port-a-John restroom	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 6,000
Install slab and fence for Port-a-John	\$ 1,000					\$ 1,000
Install bike rack and concrete pad	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ 1,250
Trash receptacle and pad	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Install concrete path to playground area	\$ -	\$ -	\$ -	\$ 5,750	\$ -	\$ 5,750
CDBG Eligible	\$ 3,380			\$ 5,750		\$ 9,130
FIRE Investment Interest Income	\$ 2,650	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 7,450
Subtotals	\$ 6,030	\$ 1,200	\$ 1,200	\$ 6,950	\$ 1,200	\$ 16,580
<b>MINI PARKS</b>						
Subtotal	\$ 7,755	\$ 10,875	\$ 1,200	\$ 18,450	\$ 1,200	\$ 39,480
Totals						
CDBG Eligible	\$ 3,380	\$ 1,000	\$ -	\$ 17,250	\$ -	\$ 21,630
FIRE Investment Interest Income	\$ 4,375	\$ 9,875	\$ 1,200	\$ 1,200	\$ 1,200	\$ 17,850
Totals	\$ 7,755	\$ 10,875	\$ 1,200	\$ 18,450	\$ 1,200	\$ 39,480
	2016	2017	2018	2019	2020	Grand Total

	2016	2017	2018	2019	2020	Grand Total
<b>NEIGHBORHOOD PARKS</b>						
<b>Arnold Klentz Park</b>						
<b>GENERAL ISSUES</b>						
Trim vegetation encroaching on park sign	\$ -	\$ 575	\$ -	\$ -	\$ -	\$ 575
Remove dead/dying trees	\$ -	\$ 1,725	\$ -	\$ -	\$ -	\$ 1,725
Schedule more frequent mowing	X	X	X	X	X	\$ -
Install path to provide ADA access to park amenities	\$ -	\$ 23,000	\$ -	\$ -	\$ -	\$ 23,000
Install Bubbler	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
Install 2 bike racks and concrete pads	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500
Install 3 trash receptacles and concrete pads	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ 3,000
Auto Locks on Restrooms	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ 3,000
<b>SOFTBALL/YOUTH BASEBALL FIELDS</b>						
Replace both backstops	\$ -	\$ 46,000	\$ -	\$ -	\$ -	\$ 46,000
Remove steel team benches	\$ -	\$ 575	\$ -	\$ -	\$ -	\$ 575
Re-grade ball fields	\$ -	\$ 11,500	\$ -	\$ -	\$ -	\$ 11,500
Lower team bench fence so fence is flush with ground	\$ -	\$ 575	\$ -	\$ -	\$ -	\$ 575
<b>BASKETBALL COURT</b>						
Replace basketball backboards and paint courts	\$ -	\$ 5,750	\$ -	\$ -	\$ -	\$ 5,750
Repurpose basketball courts if backboards are not going to be replaced	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Treat weeds and seal cracks in courts if they will be used for basketball	\$ -	\$ 2,300	\$ -	\$ -	\$ -	\$ 2,300
<b>FIRE Investment Interest Income</b>		\$ 115,500		\$ -		\$ 115,500
Subtotals	\$ -	\$ 115,500	\$ -	\$ -	\$ -	\$ 115,500
<b>Honey Creek Park</b>						
<b>GENERAL ISSUES</b>						
Replace truncated dome plate at curb ramp	\$ -	\$ 575	\$ -	\$ -	\$ -	\$ 575
Grind raised lip at curb ramp	\$ -	\$ 575	\$ -	\$ -	\$ -	\$ 575
Remove horseshoe pits	\$ -	\$ 575	\$ -	\$ -	\$ -	\$ 575
Trim trees at overhead utility lines	\$ -	\$ 575	\$ -	\$ -	\$ -	\$ 575
Replace missing informational signage	\$ -	\$ 575	\$ -	\$ -	\$ -	\$ 575
Remove, repair or replace damaged monuments	\$ -	\$ 3,450	\$ -	\$ -	\$ -	\$ 3,450
Move bike rack to a concrete pad or other hardscape surface	\$ -	\$ 1,380	\$ -	\$ -	\$ -	\$ 1,380
Install Bubbler	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
Install 2 bike racks and concrete pads	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500
Install Port-a-John Restroom (or coordinate opening/maintaining ex. restroom facilities)	\$ -	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 4,800
Install slab and fence for Port-a-John	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
Trash receptacle and pad	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
Install dog exercise area (#1 requested new facility per community survey)	\$ -	\$ 23,000	\$ -	\$ -	\$ -	\$ 23,000
<b>FIRE Investment Interest Income</b>		\$ 51,405	\$ 1,200	\$ 1,200	\$ 1,200	\$ 55,005
Subtotals	\$ -	\$ 51,405	\$ 1,200	\$ 1,200	\$ 1,200	\$ 55,005
<b>Kopperud Park</b>						
<b>GENERAL ISSUES</b>						
Remove or replace benches in poor condition	\$ -	\$ -	\$ 5,750	\$ -	\$ -	\$ 5,750
Replace wood beams on trellis	\$ -	\$ -	\$ 4,600	\$ -	\$ -	\$ 4,600
Remove dead/dying trees	\$ -	\$ -	\$ 1,725	\$ -	\$ -	\$ 1,725
Install 2 to 12 play structure (to satisfy need for "under 5" & "5 to 9" facilities in the area)	\$ -	\$ -	\$ 115,000	\$ -	\$ -	\$ 115,000
Install ice skating rink	\$ -	\$ -	\$ 46,000	\$ -	\$ -	\$ 46,000
Install basketball court (to satisfy need for "10 to 17" facilities in the area)	\$ -	\$ -	\$ 11,500	\$ -	\$ -	\$ 11,500
Install exercise equipment (to satisfy the need for "over 55" equipment in the area)	\$ -	\$ -	\$ 10,350	\$ -	\$ -	\$ 10,350
Install Port-a-John restroom	\$ -	\$ -	\$ 1,200	\$ 1,200	\$ 1,200	\$ 3,600
Install slab and fence for Port-a-John	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000
Install 2 concrete pads and 2 bike racks	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ 2,500
Install 2 trash receptacles and pads	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ 2,000
Install Bubbler	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ 15,000
<b>CDBG Eligible</b>			\$ 203,350			\$ 203,350
<b>FIRE Investment Interest Income</b>			\$ 13,275	\$ 1,200	\$ 1,200	\$ 15,675
Subtotals	\$ -	\$ -	\$ 216,625	\$ 1,200	\$ 1,200	\$ 219,025

CHAPTER 4: IMPLEMENTATION

	2016	2017	2018	2019	2020	Grand Total
<b>NEIGHBORHOOD PARKS</b>						
<b>Rogers Park</b>						
<b>GENERAL ISSUES</b>						
Trim trees obstructing lights and signs, remove dead tree limbs and branches	\$ -	\$ 665	\$ -	\$ -	\$ -	\$ 665
Extend concrete block bench pads to path edge	\$ -	\$ 1,325	\$ -	\$ -	\$ -	\$ 1,325
Replace chain link fence in some area	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000
Install curb ramps at 74th Street and 75th Street	\$ -	\$ 7,935	\$ -	\$ -	\$ -	\$ 7,935
Treat weeds and seal cracked path areas	\$ -	\$ 1,325	\$ -	\$ -	\$ -	\$ 1,325
Install Port-a-John Restroom	\$ -	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 4,800
Install slab and fence for Port-a-John	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
Install Bubbler	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
Install 2 concrete pads and 2 bike racks	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500
Install trash receptacle and pad	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
<b>PLAYGROUND</b>						
Install safety surface under swings	\$ -	\$ 1,600	\$ -	\$ -	\$ -	\$ 1,600
Replace bucket swing	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ 200
<b>CDBG Eligible</b>	\$ -	\$ 30,560	\$ -	\$ -	\$ -	\$ 30,560
<b>FIRE Investment Interest Income</b>	\$ -	\$ 7,190	\$ 1,200	\$ 1,200	\$ 1,200	\$ 10,790
Subtotals	\$ -	\$ 37,750	\$ 1,200	\$ 1,200	\$ 1,200	\$ 41,350
<b>Veteran's Memorial Park</b>						
<b>GENERAL ISSUES</b>						
Install exercise equipment (to satisfy need for "over 55" equipment in the area)	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ 12,000
Install Bubbler	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Auto Locks on Restroom Doors	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Install 2 concrete pads and 2 bike racks	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Install 2 trash receptacles and pads	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ 2,000
<b>PLAYGROUND (Improvements scheduled for 2016)</b>						
Replace play structure	\$ 264,500	\$ -	\$ -	\$ -	\$ -	\$ 264,500
Resolve playground drainage issues	\$ 10,580	\$ -	\$ -	\$ -	\$ -	\$ 10,580
Replace spiral slide with new slide type	\$ 13,225	\$ -	\$ -	\$ -	\$ -	\$ 13,225
Install safety surface under swings	\$ 2,400	\$ -	\$ -	\$ -	\$ -	\$ 2,400
Replace pink bucket swing	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ 200
Realign path by playground	\$ 34,000	\$ -	\$ -	\$ -	\$ -	\$ 34,000
<b>CDBG Eligible</b>	\$ 359,405	\$ -	\$ -	\$ -	\$ -	\$ 359,405
Subtotals	\$ 359,405	\$ -	\$ -	\$ -	\$ -	\$ 359,405
<b>NEIGHBORHOOD PARKS - FUTURE</b>						
<b>76th &amp; Hicks Site</b>						
Complete Master Plan	\$ -	\$ 26,450	\$ -	\$ -	\$ -	\$ 26,450
Install dog exercise area	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000
Install play structure and swings	\$ -	\$ -	\$ -	\$ 180,000	\$ -	\$ 180,000
Install Bubbler	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ 10,000
Sidewalks	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000
Grading	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000
Install Bubbler	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ 15,000
Install Port-a-John Restroom	\$ -	\$ -	\$ -	\$ 7,000	\$ -	\$ 7,000
2 trash receptacles and pads	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ 2,000
Install park shelter	\$ -	\$ -	\$ -	\$ 132,250	\$ -	\$ 132,250
Potential Private Donations	\$ -	\$ 26,450	\$ -	\$ 441,250	\$ -	\$ 467,700
Subtotals	\$ -	\$ 26,450	\$ -	\$ 441,250	\$ -	\$ 467,700
<b>Roosevelt School Site*</b>						
Replace play structure	\$ -	\$ 198,375	\$ -	\$ -	\$ -	\$ 198,375
Replace swings	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000
Install Bubbler	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
Install Port-a-John Restroom	\$ -	\$ 7,000	\$ -	\$ -	\$ -	\$ 7,000
Install trash receptacle and pad	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
<b>CDBG Eligible</b>	\$ -	\$ 225,375	\$ -	\$ -	\$ -	\$ 225,375
Subtotals	\$ -	\$ 225,375	\$ -	\$ -	\$ -	\$ 225,375
* The City of West Allis does not currently own this site but is in negotiations to convert to park.						
<b>NEIGHBORHOOD PARKS</b>						
Subtotal	\$ 359,405	\$ 456,480	\$ 219,025	\$ 444,850	\$ 3,600	\$ 1,483,360
<b>CDBG Eligible</b>	\$ 359,405	\$ 255,935	\$ 203,350	\$ -	\$ -	\$ 818,690
<b>FIRE Investment Interest Income</b>	\$ -	\$ 174,095	\$ 15,675	\$ 3,600	\$ 3,600	\$ 196,970
<b>Potential Private Donations</b>	\$ -	\$ 26,450	\$ -	\$ 441,250	\$ -	\$ 467,700
<b>Totals</b>	\$ 359,405	\$ 456,480	\$ 219,025	\$ 444,850	\$ 3,600	\$ 1,483,360
	2016	2017	2018	2019	2020	Grand Total

	2016	2017	2018	2019	2020	Grand Total
<b>COMMUNITY PARKS</b>						
<b>Liberty Heights Park</b>						
<b>GENERAL ISSUES</b>						
Replace picnic tables that are in poor condition	\$ 1,725	\$ -	\$ -	\$ -	\$ -	\$1,725
Resolve erosion issues along path	\$ 1,150	\$ -	\$ -	\$ -	\$ -	\$1,150
Remove dead trees/limbs	\$ 1,725	\$ -	\$ -	\$ -	\$ -	\$1,725
Reattach detached fence section	\$ 230	\$ -	\$ -	\$ -	\$ -	\$230
Trim tree encroaching on light	\$ 575	\$ -	\$ -	\$ -	\$ -	\$575
Replace volleyball net	\$ 230	\$ -	\$ -	\$ -	\$ -	\$230
Install Bubbler	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Install Port-a-John restroom or coord./maintain use of ex. facs.	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 6,000
Slab and fence for Port-a-John	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Install 4 concrete pads and 4 bike racks	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Install 4 trash receptacles and pads	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000
<b>BASEBALL/SOFTBALL FIELDS</b>						
Extend backstop at southeast field down the first and third base lines	\$ 5,750	\$ -	\$ -	\$ -	\$ -	\$5,750
Treat weeds in infield of northwest ball field	\$ 575	\$ -	\$ -	\$ -	\$ -	\$575
Resolve erosion issues between ball field and sidewalk	\$ 1,150	\$ -	\$ -	\$ -	\$ -	\$1,150
Install 2 signs at southeast field: "Do not hit or throw balls into fence"	\$ 345	\$ -	\$ -	\$ -	\$ -	\$345
<b>TENNIS COURTS</b>						
Resurface tennis courts	\$ 34,500	\$ -	\$ -	\$ -	\$ -	\$34,500
Replace net at tennis court	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$1,500
Replace damaged sections of ball return wall at tennis courts	\$ 2,300	\$ -	\$ -	\$ -	\$ -	\$2,300
Trim vegetation encroaching on tennis courts	\$ 1,150	\$ -	\$ -	\$ -	\$ -	\$1,150
<b>BASKETBALL COURTS</b>						
Repave and repaint basketball court	\$ 34,500	\$ -	\$ -	\$ -	\$ -	\$34,500
Treat weeds and seal cracks in basketball court	\$ 2,300	\$ -	\$ -	\$ -	\$ -	\$2,300
Convert north court to a skate spot. Resurface/install skate park elements.	\$ 57,500	\$ -	\$ -	\$ -	\$ -	\$57,500
<b>PLAYGROUND</b>						
Replace play structure and surfacing	\$ 172,500	\$ -	\$ -	\$ -	\$ -	\$172,500
Replace split bucket swing seat	\$ 200	\$ -	\$ -	\$ -	\$ -	\$200
Install safety surfacing under swings	\$ 2,760	\$ -	\$ -	\$ -	\$ -	\$2,760
CDBG Eligible	\$ 336,510	\$ -	\$ -	\$ -	\$ -	\$336,510
FIRE Investment Interest Income	\$ 12,355	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$17,155
Subtotals	\$348,865	\$1,200	\$1,200	\$1,200	\$1,200	\$353,665

CHAPTER 4: IMPLEMENTATION

	2016	2017	2018	2019	2020	Grand Total
<b>COMMUNITY PARKS</b>						
<b>Reservoir Park</b>						
<b>GENERAL ISSUES</b>						
Install Splashpad	\$ -	\$ -	\$ -	\$ -	\$ 517,500	\$517,500
Install Bubbler	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Auto locks on restroom doors	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Construct path to concession building	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
Replace/repair damaged picnic tables	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
Replace/repair damaged benches	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
Move bike rack to a location where it can be accessed from both sides	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
Treat weeds in paver path	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
Reseed worn turf areas	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
Install 4 concrete pads and 4 bike racks	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$5,000
Install 3 trash receptacles and pads	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$3,000
<b>SOCCER FIELDS/NEW BASEBALL FIELD</b>						
Construct baseball field (by others)	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
<b>SCHAFF FIELD</b>						
Repair/replace security camera and relocate it to a less accessible location	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
Replace boards on press box deck	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
Replace bleachers on 3 <sup>rd</sup> base side	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
Treat weeds in bullpen	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
<b>BARCZAK FIELD</b>						
Repaint press box steps	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
Repair fence on 1 <sup>st</sup> base side to remove gap at bottom of fence	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
<b>PLAYGROUND</b>						
Replace pink bucket swing	\$ 200	\$ -	\$ -	\$ -	\$ -	\$200
Replace spiral slide with alternate equipment	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$5,000
Replace play structure (to include play equipment, swings, etc.)	\$ 264,500	\$ -	\$ -	\$ -	\$ -	\$264,500
Grading Issues	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$30,000
Capital Improvement		\$0	\$0	\$0	\$517,500	\$517,500
FIRE Investment Interest Income	\$ 325,700					\$325,700
Subtotals	\$325,700	\$0	\$0	\$0	\$517,500	\$843,200
<b>COMMUNITY PARKS</b>						
Subtotal	\$674,565	\$1,200	\$1,200	\$1,200	\$518,700	\$1,196,865
<b>CDBG Eligible</b>						
CDBG Eligible	\$336,510	\$0	\$0	\$0	\$0	\$336,510
Capital Improvement	\$0	\$0	\$0	\$0	\$517,500	\$517,500
FIRE Investment Interest Income	\$ 338,055	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$342,855
Totals	\$674,565	\$1,200	\$1,200	\$1,200	\$518,700	\$1,196,865
	2016	2017	2018	2019	2020	Grand Total

	2016	2017	2018	2019	2020	Grand Total
<b>SPECIAL USE PARKS</b>						
<b>Centennial Park &amp; Plaza</b>						
Repair skateboard damage and install skateboard prevention devices	\$ -	\$ 5,750	\$ -	\$ -	\$ -	\$5,750
FIRE Investment Interest Income	\$ -	\$ 5,750				\$5,750
Subtotals	\$0	\$5,750	\$0	\$0	\$0	\$5,750
<b>Radtke Skatepark</b>						
Resolve erosion issues/reseed	\$ 2,500		\$ -	\$ -	\$ -	\$2,500
Remove turf from center circular ramp. Install concrete or pavers.	\$ 5,500		\$ -	\$ -	\$ -	\$5,500
Reseed turf in some area	\$ 1,150	\$ -	\$ -	\$ -	\$ -	\$1,150
Monument Sign, foundation lighting and landscaping	\$ 60,000					\$60,000
Install drinking fountains, bike racks, etc. on available concrete pads	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$15,000
Miscellaneous	\$ 17,000					\$ 17,000
FIRE Investment Interest Income	\$ 1,150					\$1,150
Windhover Foundation	\$100,000	\$ -	\$ -			\$100,000
Subtotals	\$101,150	\$0	\$0	\$0	\$0	\$101,150
<b>West Allis Farmers Market</b>						
Investigate purchase of overflow parking lot	-	\$ -	\$ -	\$ -	\$ -	\$0
Repaint roof decking		\$ 50,000				\$50,000
Install Port-a-John restroom, concrete pad, fence and maintenance	\$ 2,200	\$ 2,200	\$ 2,200	\$ 2,200	\$ 2,200	\$11,000
Replace missing electrical outlet covers	\$ 575	\$ -	\$ -	\$ -	\$ -	\$575
FIRE Investment Interest Income	\$2,775	\$ 52,200	\$2,200	\$2,200	\$2,200	\$61,575
Subtotals	\$2,775	\$52,200	\$2,200	\$2,200	\$2,200	\$61,575
<b>Oklahoma/Root River Dog Park</b>						
Fencing, Signage, Benches Trash Receptacles and Picnic Tables	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Install Port-a-John Restroom	\$ 1,200	\$ 1,200	\$ 1,200	1200	\$ 1,200	\$ 6,000
Install slab and fence for Port-a-John	\$ 1,000					
Crowd Funding	\$ 52,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 57,000
Subtotals	\$ 52,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 57,000
<b>SPECIAL USE PARKS</b>						
Subtotal	\$156,125	\$59,150	\$3,400	\$3,400	\$3,400	\$225,475
FIRE Investment Interest Income	\$3,925	\$ 57,950	\$2,200	\$2,200	\$2,200	\$68,475
Crowd Funding	\$52,200	\$1,200	\$1,200	\$1,200	\$1,200	\$57,000
Windover Foundation	\$100,000	\$ -	0			\$100,000
Totals	\$156,125	\$59,150	\$3,400	\$3,400	\$3,400	\$225,475
	2016	2017	2018	2019	2020	Grand Total



**Appendix A:**  
**Facilities Matrix**



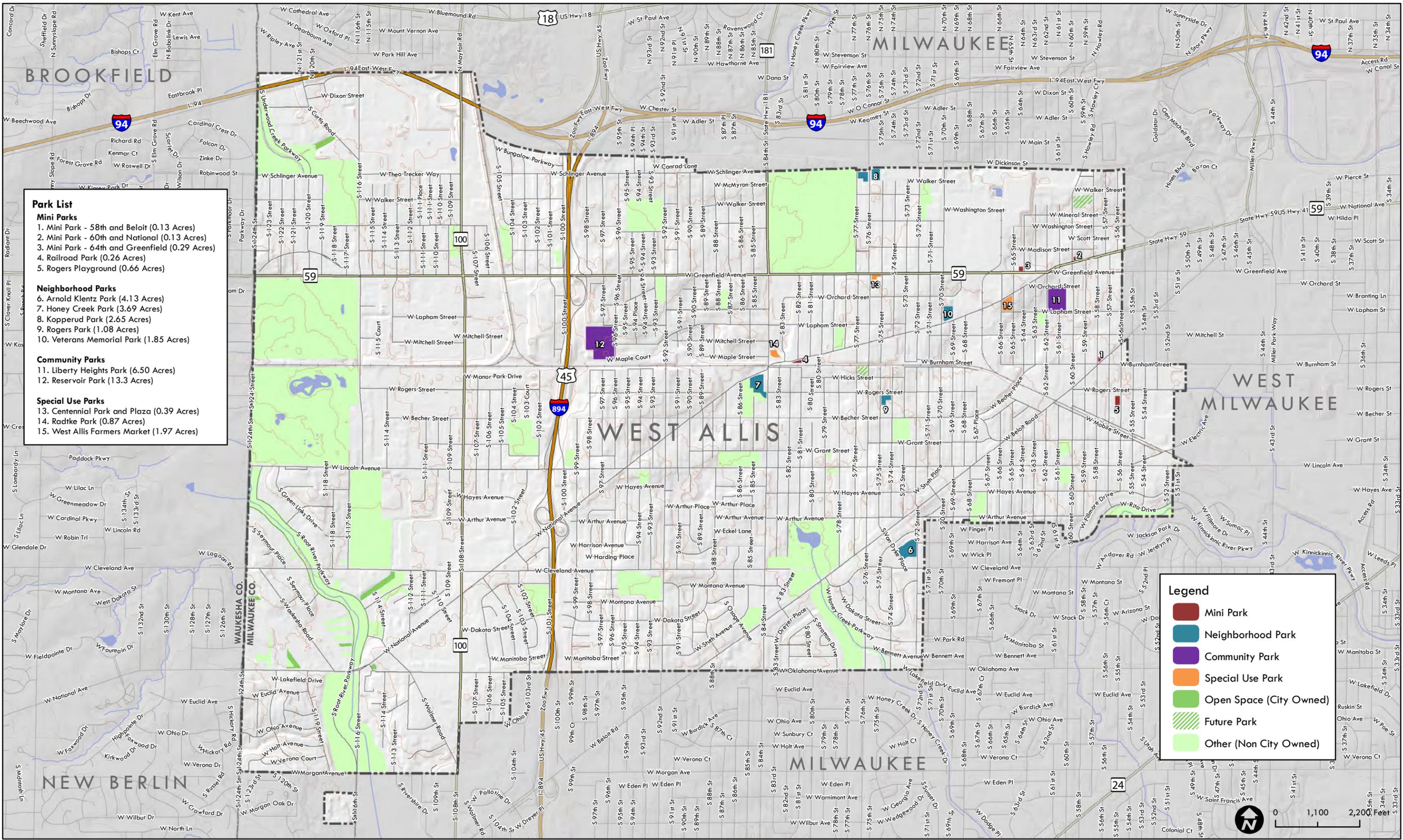
## Appendix B:

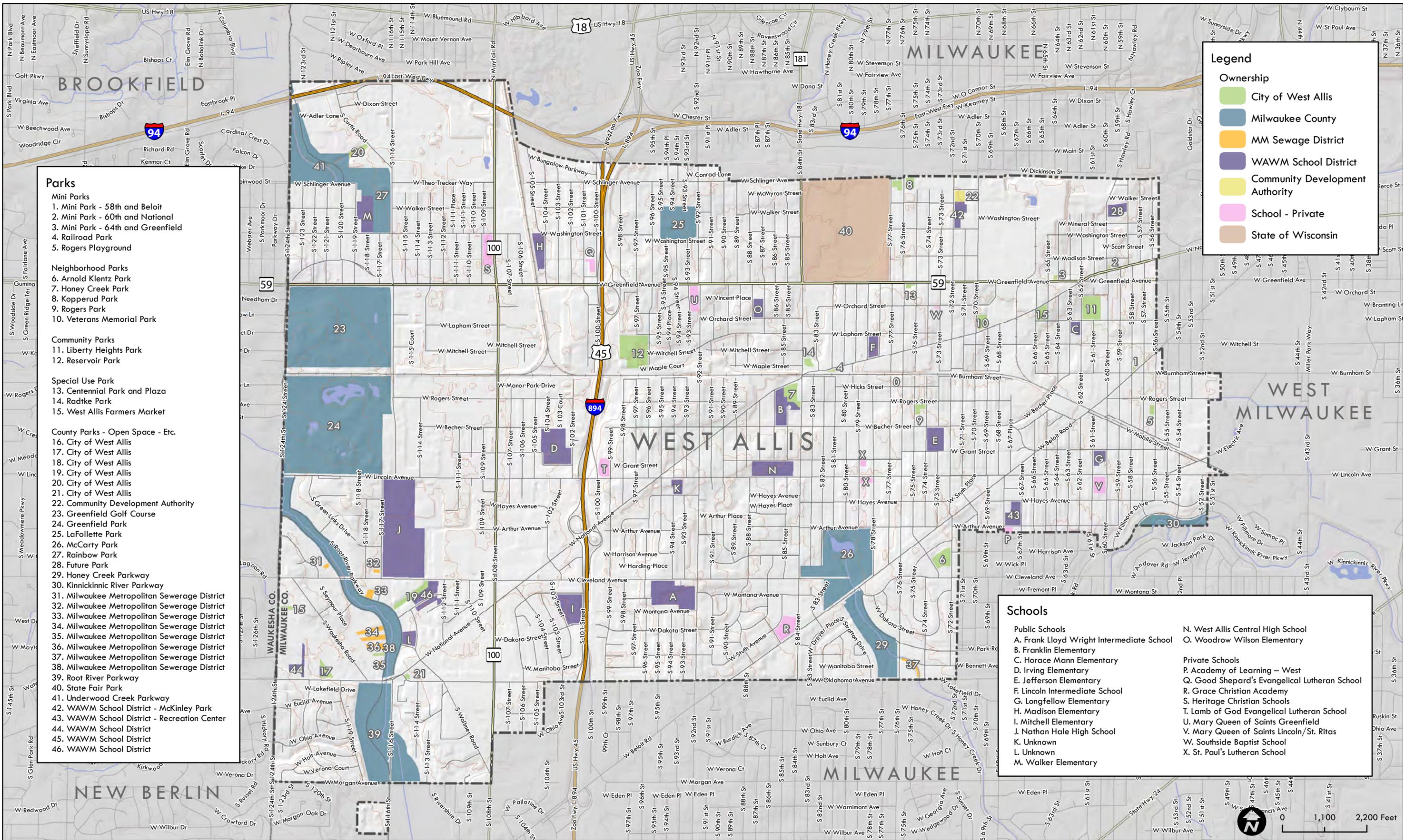
### Maps

- Park List**
- Mini Parks**
1. Mini Park - 58th and Beloit (0.13 Acres)
  2. Mini Park - 60th and National (0.13 Acres)
  3. Mini Park - 64th and Greenfield (0.29 Acres)
  4. Railroad Park (0.26 Acres)
  5. Rogers Playground (0.66 Acres)
- Neighborhood Parks**
6. Arnold Klentz Park (4.13 Acres)
  7. Honey Creek Park (3.69 Acres)
  8. Kopperud Park (2.65 Acres)
  9. Rogers Park (1.08 Acres)
  10. Veterans Memorial Park (1.85 Acres)
- Community Parks**
11. Liberty Heights Park (6.50 Acres)
  12. Reservoir Park (13.3 Acres)
- Special Use Parks**
13. Centennial Park and Plaza (0.39 Acres)
  14. Radtke Park (0.87 Acres)
  15. West Allis Farmers Market (1.97 Acres)

**Legend**

-  Mini Park
-  Neighborhood Park
-  Community Park
-  Special Use Park
-  Open Space (City Owned)
-  Future Park
-  Other (Non City Owned)





**Legend**

**Ownership**

- City of West Allis
- Milwaukee County
- MM Sewage District
- WAWM School District
- Community Development Authority
- School - Private
- State of Wisconsin

- Parks**
- Mini Parks**
1. Mini Park - 58th and Beloit
  2. Mini Park - 60th and National
  3. Mini Park - 64th and Greenfield
  4. Railroad Park
  5. Rogers Playground
- Neighborhood Parks**
6. Arnold Klentz Park
  7. Honey Creek Park
  8. Kopperud Park
  9. Rogers Park
  10. Veterans Memorial Park
- Community Parks**
11. Liberty Heights Park
  12. Reservoir Park
- Special Use Park**
13. Centennial Park and Plaza
  14. Radtke Park
  15. West Allis Farmers Market
- County Parks - Open Space - Etc.**
16. City of West Allis
  17. City of West Allis
  18. City of West Allis
  19. City of West Allis
  20. City of West Allis
  21. City of West Allis
  22. Community Development Authority
  23. Greenfield Golf Course
  24. Greenfield Park
  25. LaFollette Park
  26. McCarty Park
  27. Rainbow Park
  28. Future Park
  29. Honey Creek Parkway
  30. Kinnickinnic River Parkway
  31. Milwaukee Metropolitan Sewerage District
  32. Milwaukee Metropolitan Sewerage District
  33. Milwaukee Metropolitan Sewerage District
  34. Milwaukee Metropolitan Sewerage District
  35. Milwaukee Metropolitan Sewerage District
  36. Milwaukee Metropolitan Sewerage District
  37. Milwaukee Metropolitan Sewerage District
  38. Milwaukee Metropolitan Sewerage District
  39. Root River Parkway
  40. State Fair Park
  41. Underwood Creek Parkway
  42. WAWM School District - McKinley Park
  43. WAWM School District - Recreation Center
  44. WAWM School District
  45. WAWM School District
  46. WAWM School District

- Schools**
- Public Schools**
- A. Frank Lloyd Wright Intermediate School
  - B. Franklin Elementary
  - C. Horace Mann Elementary
  - D. Irving Elementary
  - E. Jefferson Elementary
  - F. Lincoln Intermediate School
  - G. Longfellow Elementary
  - H. Madison Elementary
  - I. Mitchell Elementary
  - J. Nathan Hale High School
  - K. Unknown
  - L. Unknown
  - M. Walker Elementary
- Private Schools**
- N. West Allis Central High School
  - O. Woodrow Wilson Elementary
  - P. Academy of Learning - West
  - Q. Good Shepard's Evangelical Lutheran School
  - R. Grace Christian Academy
  - S. Heritage Christian Schools
  - T. Lamb of God Evangelical Lutheran School
  - U. Mary Queen of Saints Greenfield
  - V. Mary Queen of Saints Lincoln/St. Ritas
  - W. Southside Baptist School
  - X. St. Paul's Lutheran School

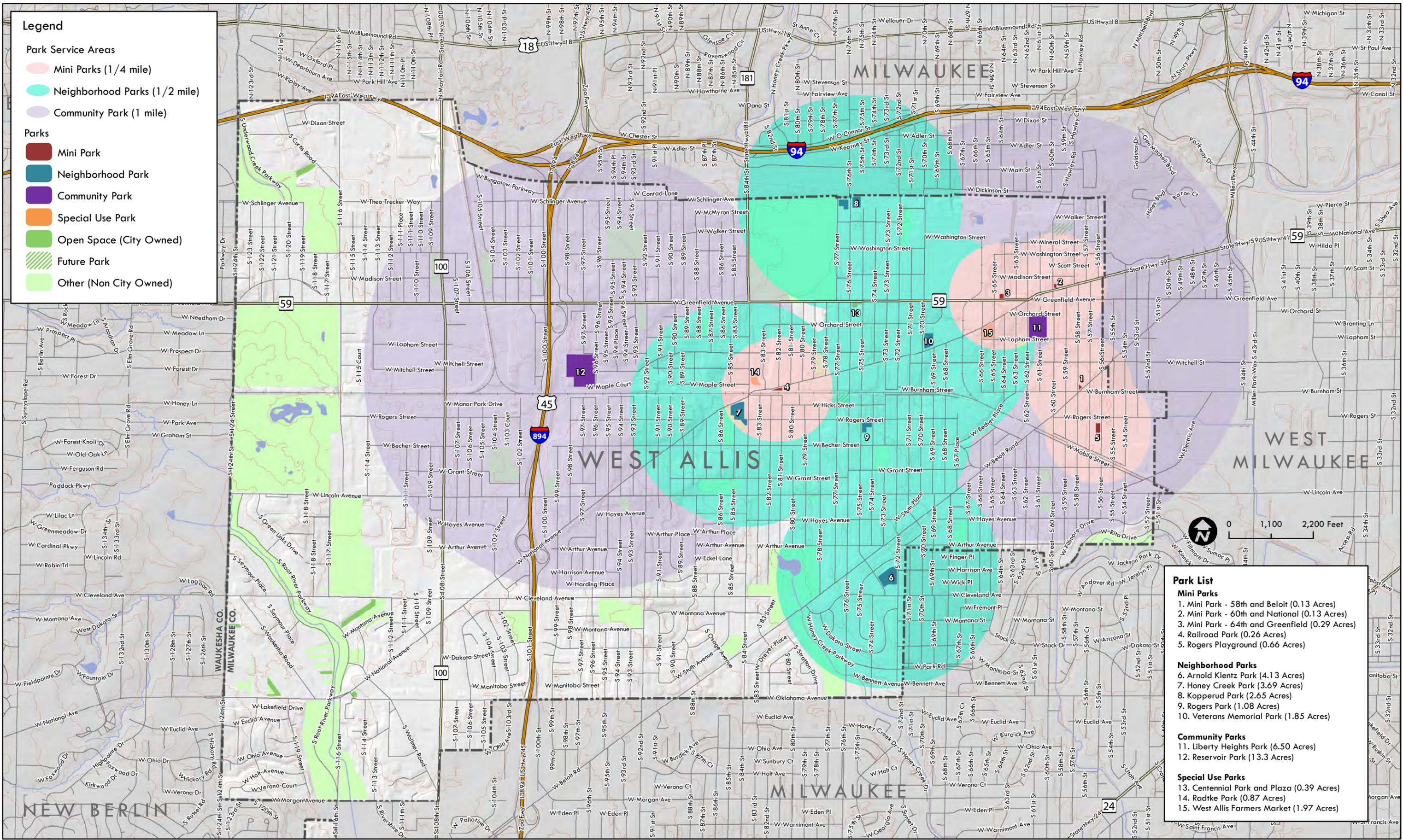
**Legend**

**Park Service Areas**

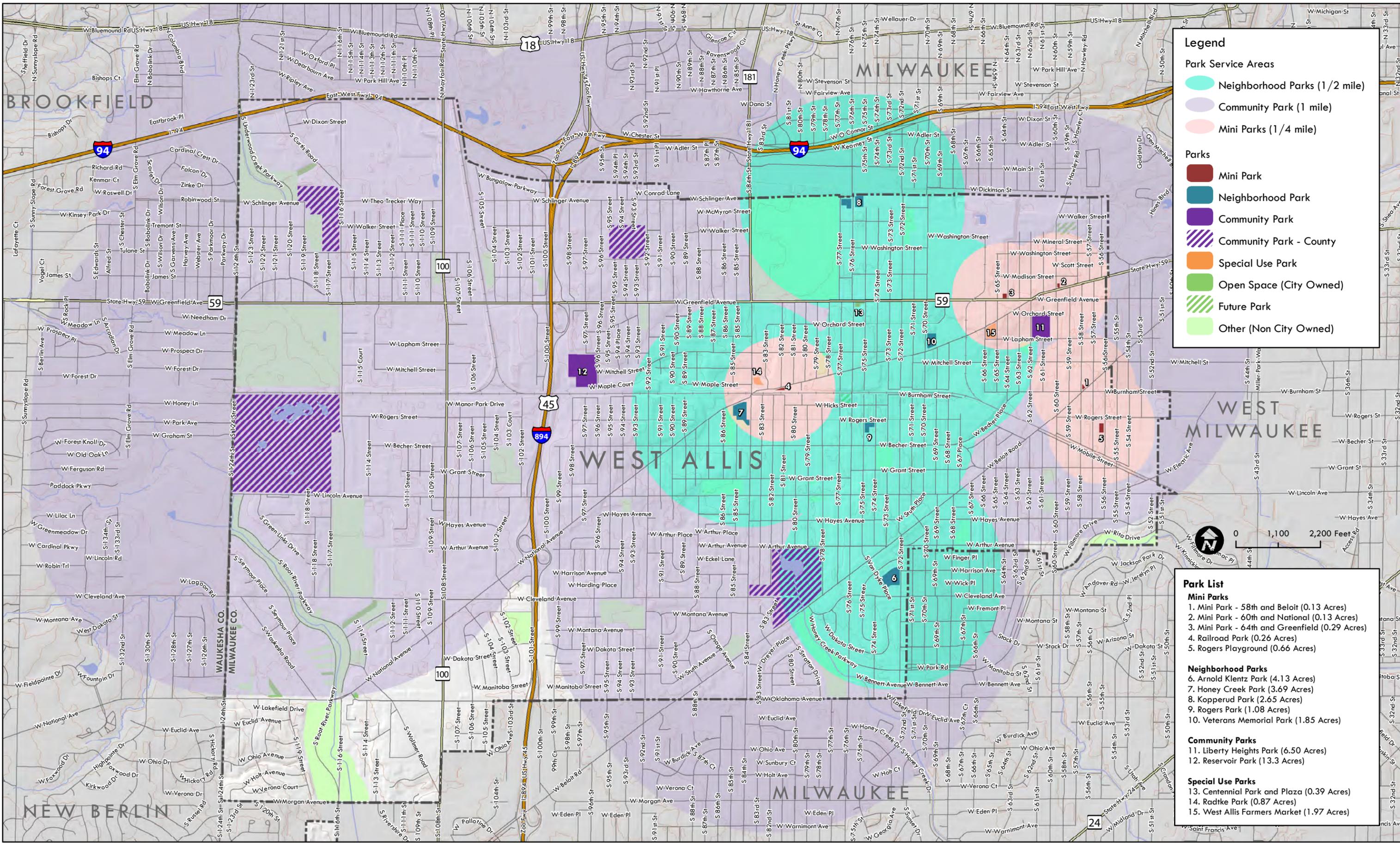
- Mini Parks (1/4 mile)
- Neighborhood Parks (1/2 mile)
- Community Park (1 mile)

**Parks**

- Mini Park
- Neighborhood Park
- Community Park
- Special Use Park
- Open Space (City Owned)
- Future Park
- Other (Non City Owned)



- Park List**
- Mini Parks**
1. Mini Park - 58th and Beloit (0.13 Acres)
  2. Mini Park - 60th and National (0.13 Acres)
  3. Mini Park - 64th and Greenfield (0.29 Acres)
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- Neighborhood Parks**
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  10. Veterans Memorial Park (1.85 Acres)
- Community Parks**
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- Special Use Parks**
13. Centennial Park and Plaza (0.39 Acres)
  14. Radtke Park (0.87 Acres)
  15. West Allis Farmers Market (1.97 Acres)



### Legend

**Park Service Areas**

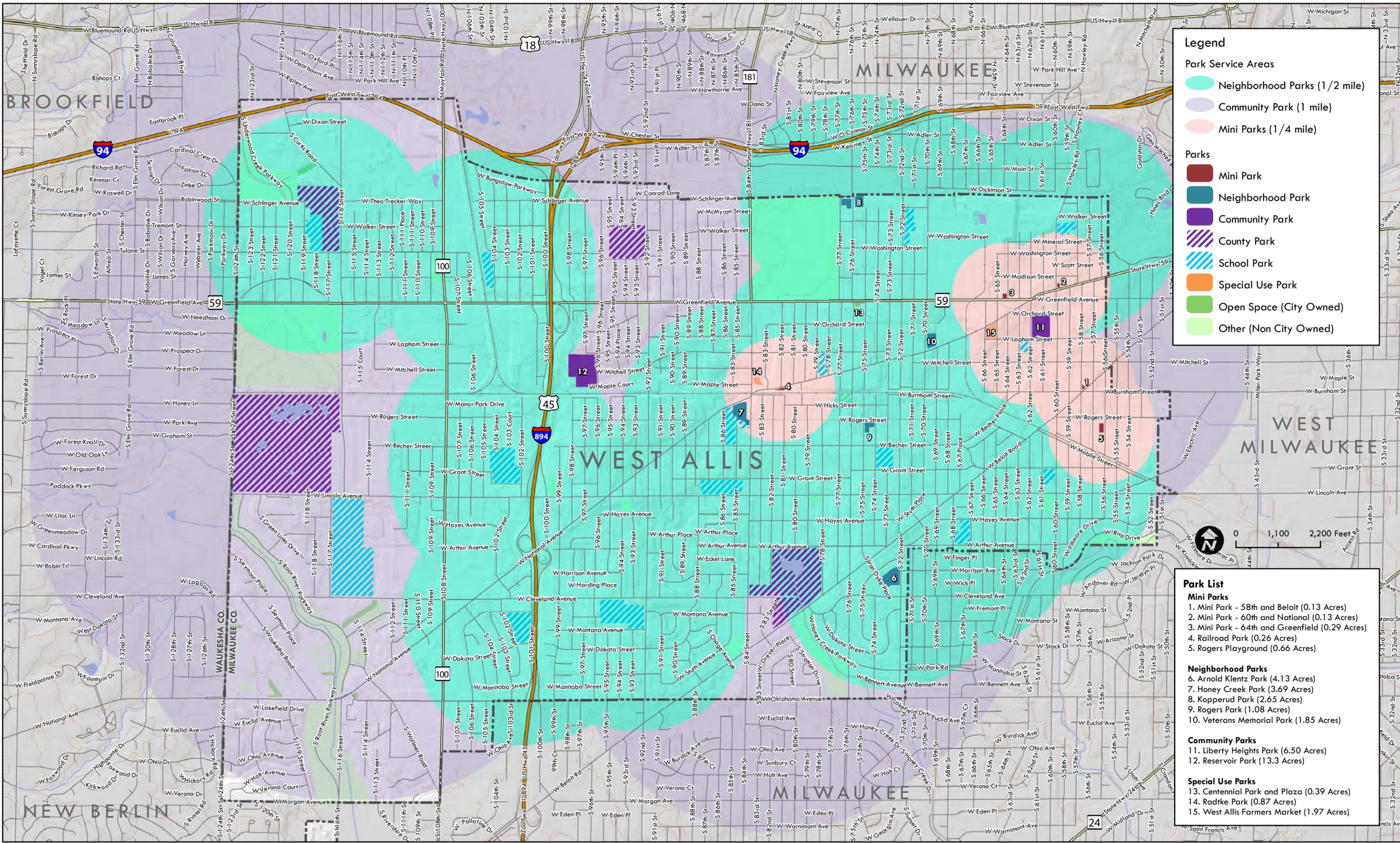
- Neighborhood Parks (1/2 mile)
- Community Park (1 mile)
- Mini Parks (1/4 mile)

**Parks**

- Mini Park
- Neighborhood Park
- Community Park
- Community Park - County
- Special Use Park
- Open Space (City Owned)
- Future Park
- Other (Non City Owned)



- ### Park List
- Mini Parks**
1. Mini Park - 58th and Beloit (0.13 Acres)
  2. Mini Park - 60th and National (0.13 Acres)
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  14. Radtke Park (0.87 Acres)
  15. West Allis Farmers Market (1.97 Acres)



### Legend

**Park Service Areas**

- Neighborhood Parks (1/2 mile)
- Community Park (1 mile)
- Mini Parks (1/4 mile)

**Parks**

- Mini Park
- Neighborhood Park
- Community Park
- County Park
- School Park
- Special Use Park
- Open Space (City Owned)
- Other (Non City Owned)

### Park List

**Mini Parks**

1. Mini Park - 58th and Beloit (0.13 Acres)
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**Neighborhood Parks**

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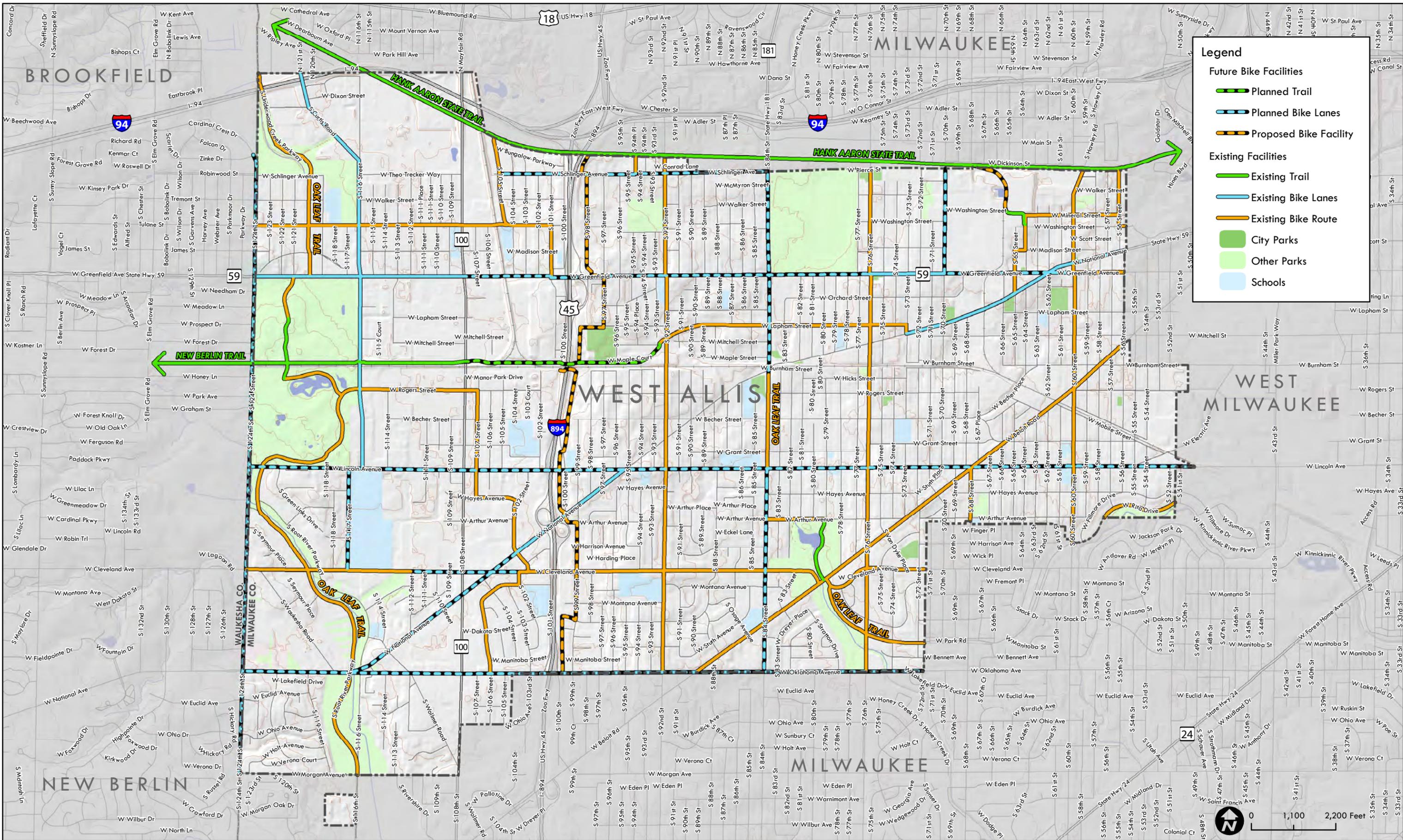
**Community Parks**

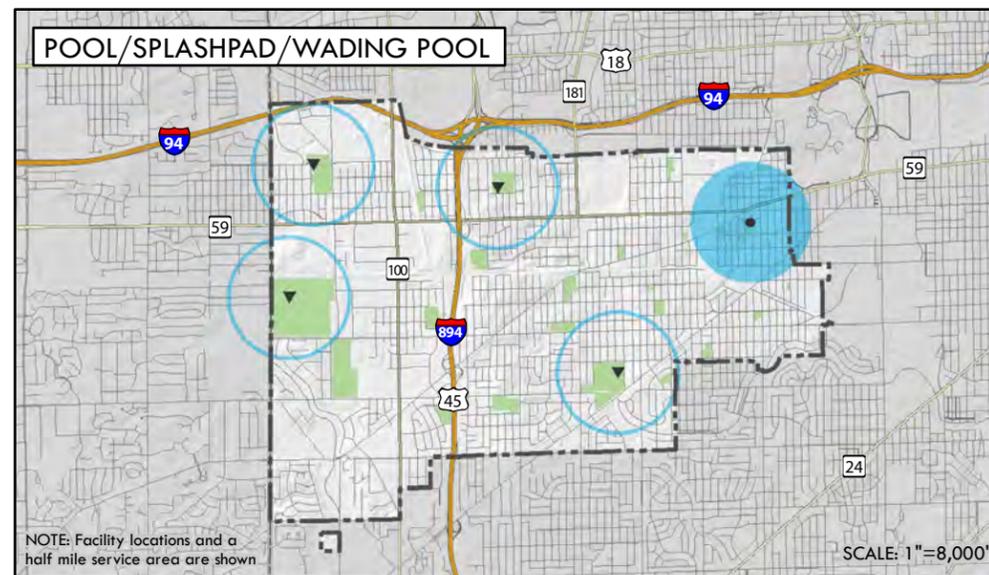
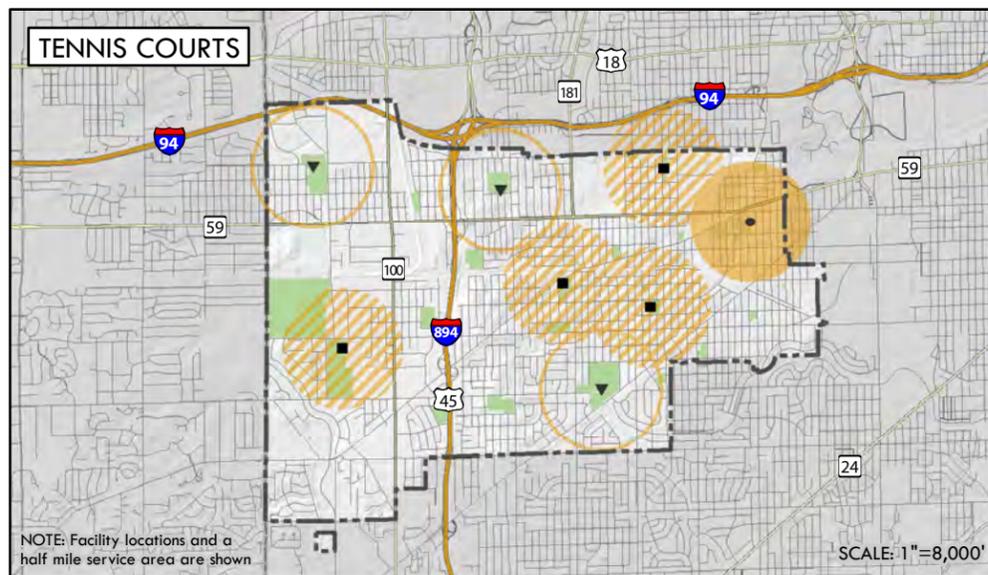
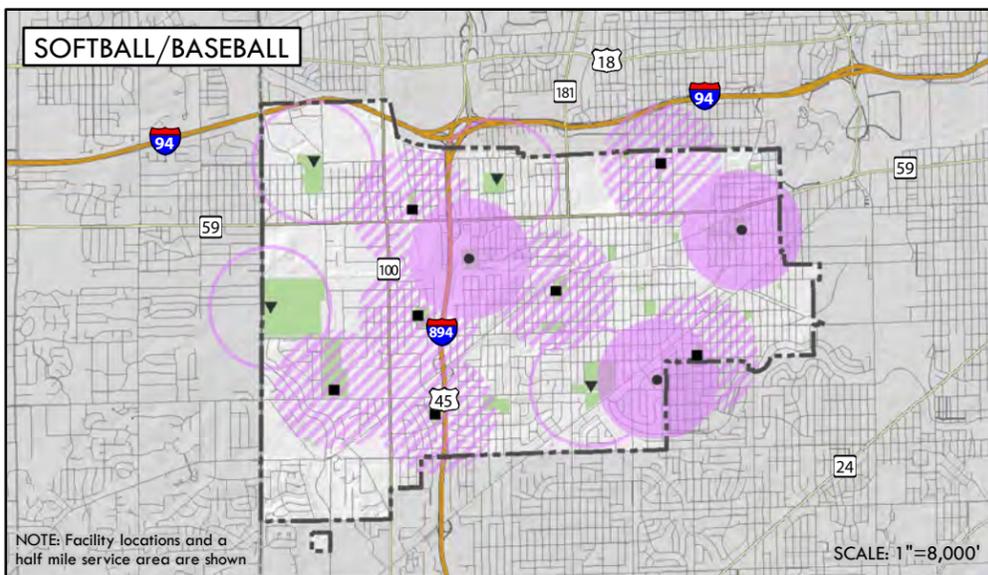
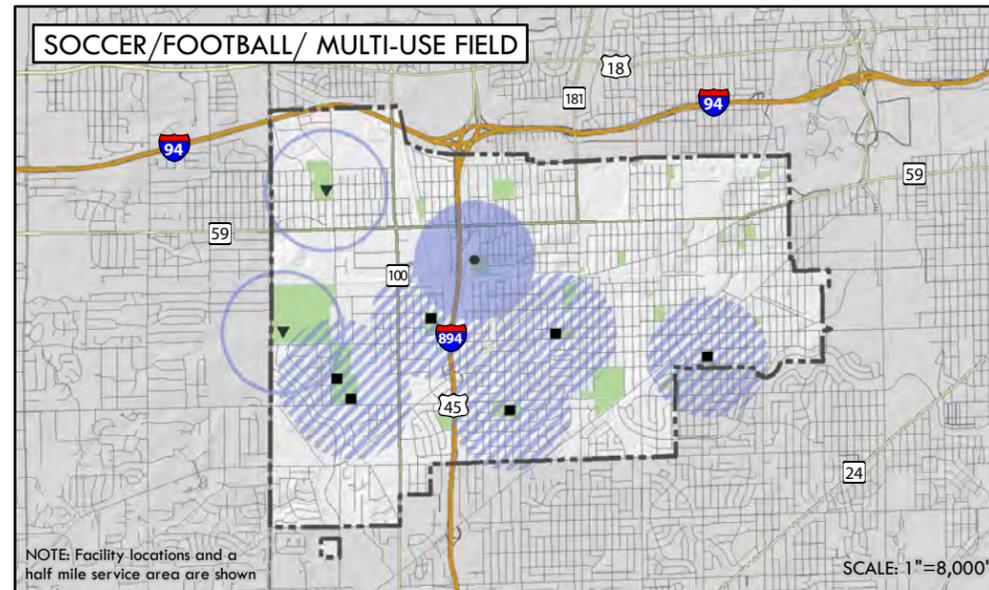
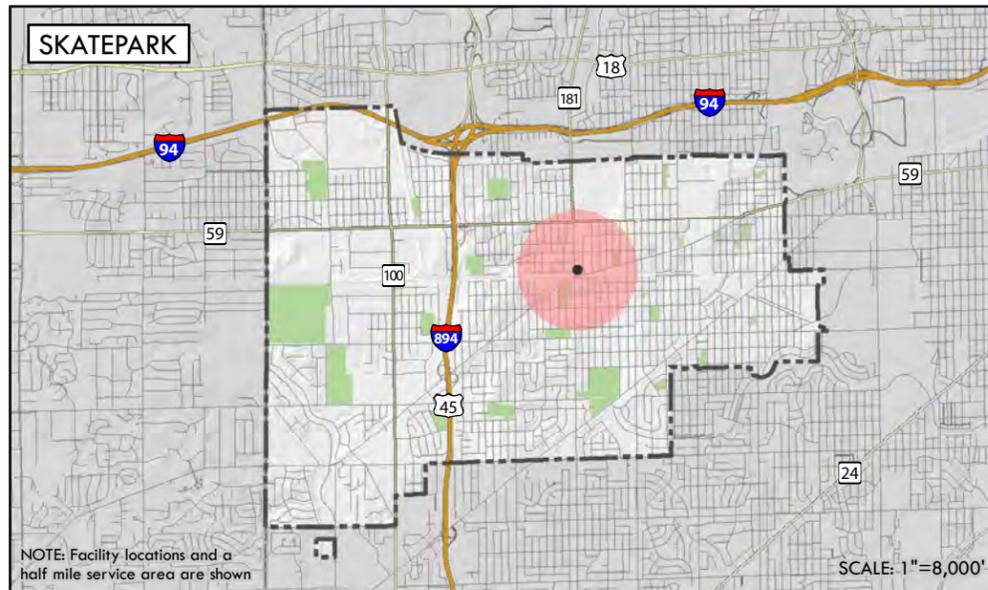
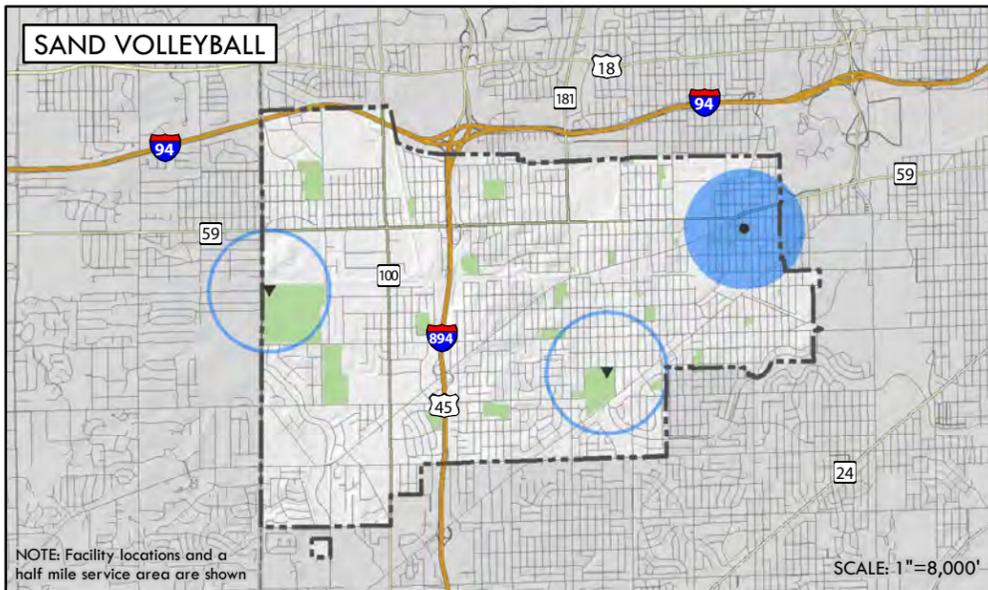
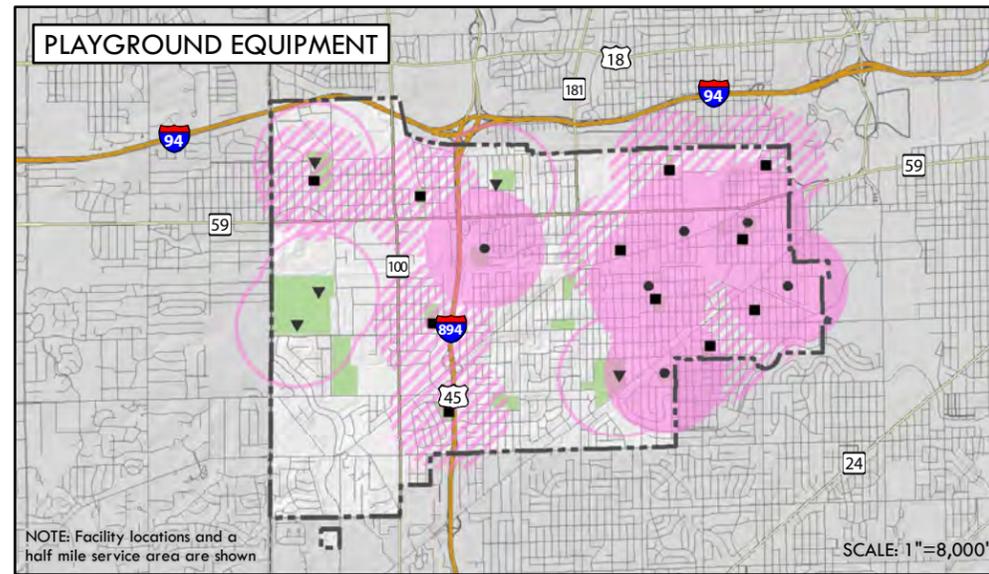
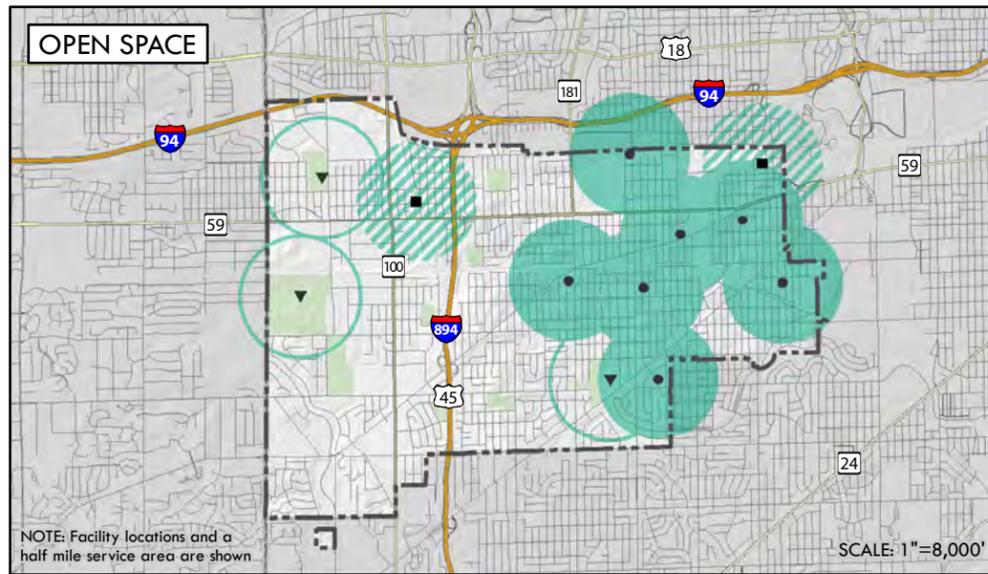
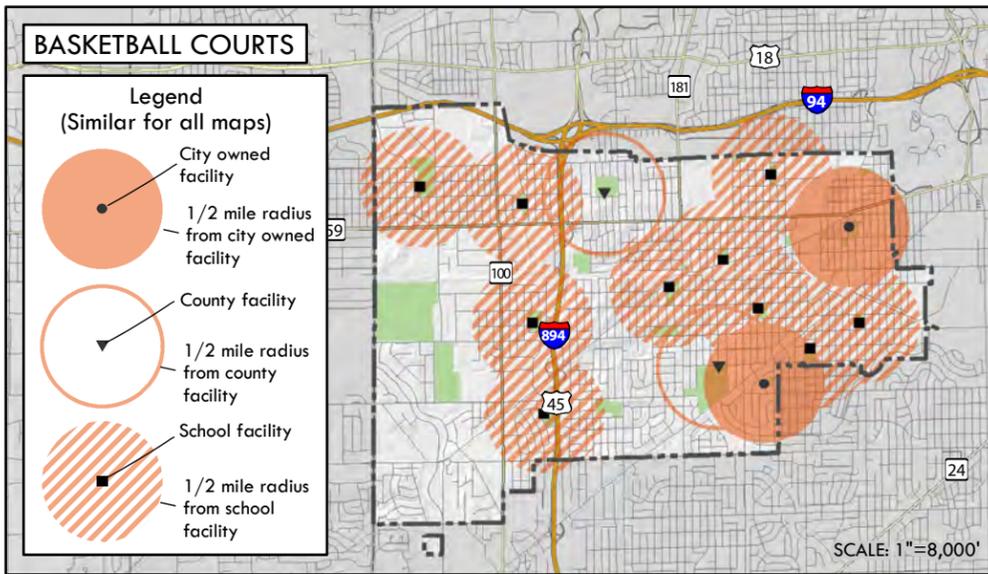
11. Liberty Heights Park (6.50 Acres)
12. Reservoir Park (13.3 Acres)

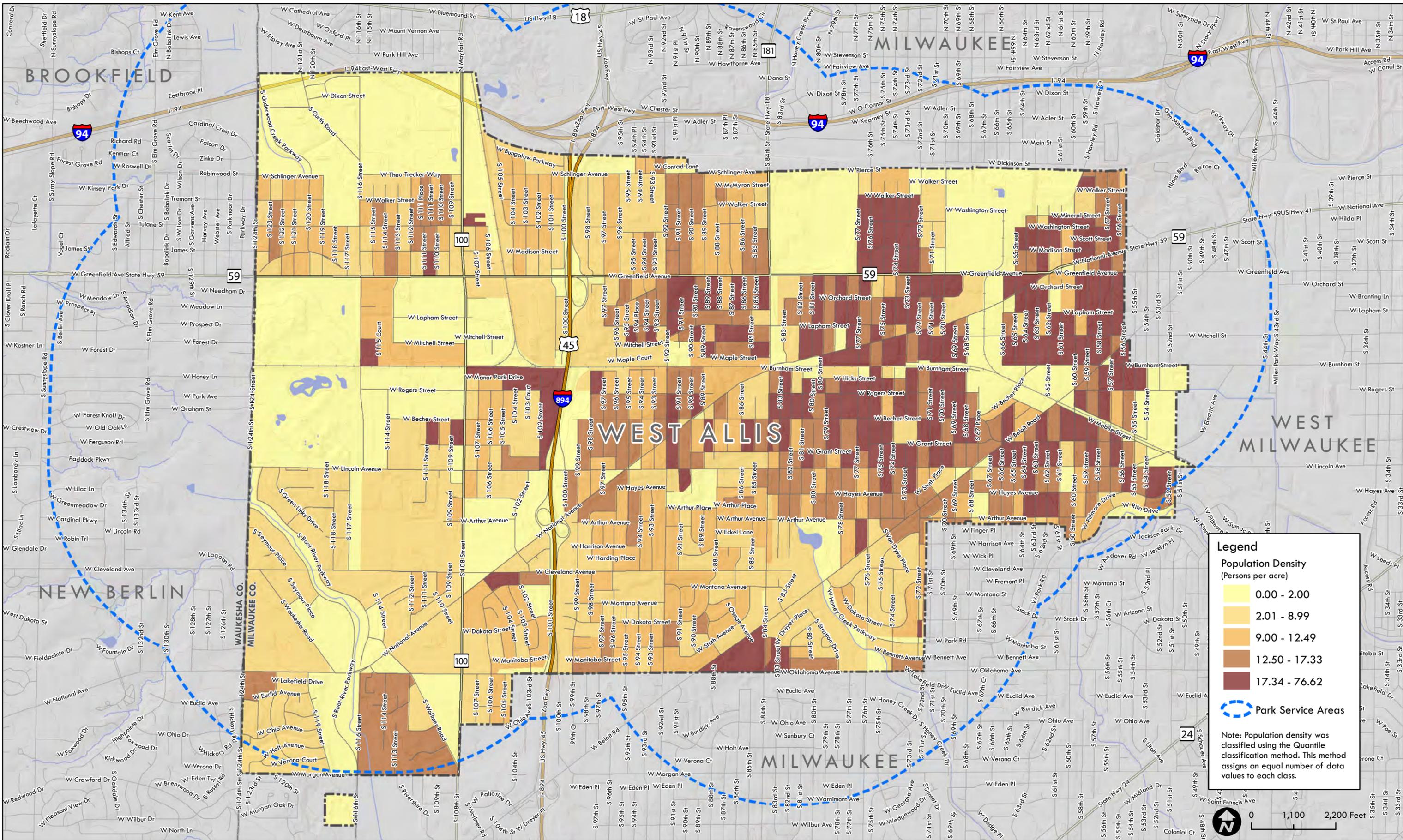
**Special Use Parks**

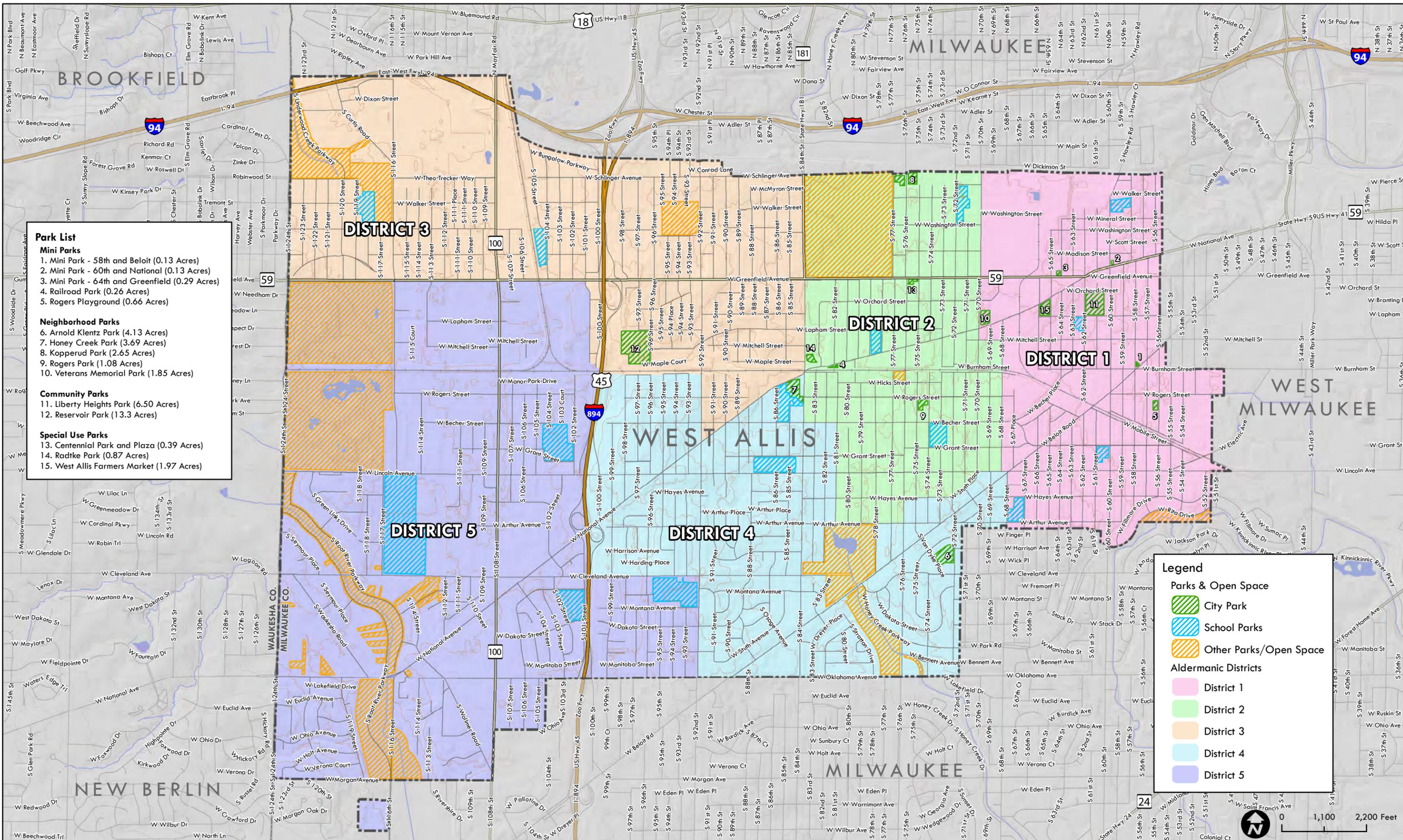
13. Centennial Park and Plaza (0.39 Acres)
14. Radtke Park (0.87 Acres)
15. West Allis Farmers Market (1.97 Acres)











- Park List**
- Mini Parks**
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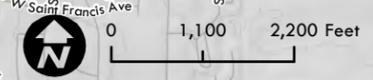
**Legend**

**Parks & Open Space**

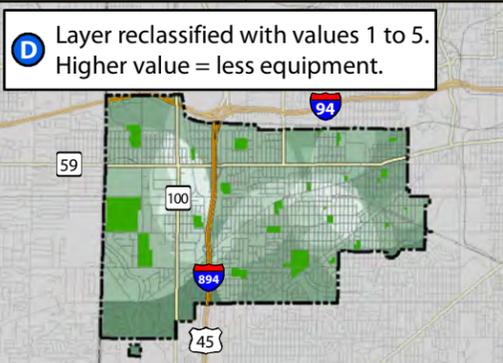
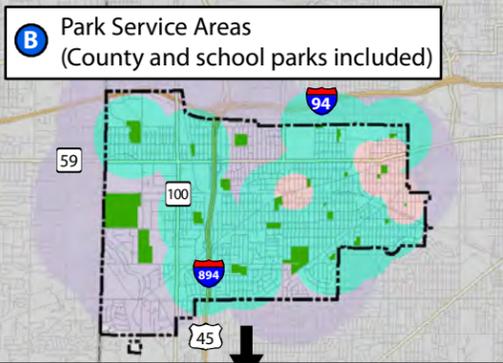
- City Park
- School Parks
- Other Parks/Open Space

**Aldermanic Districts**

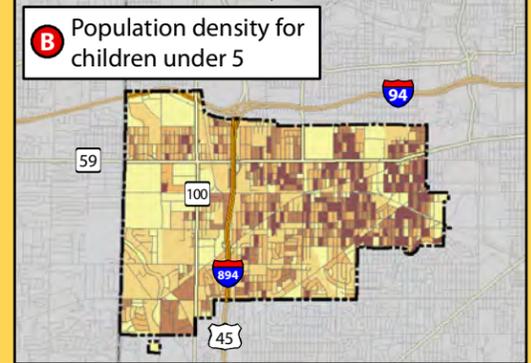
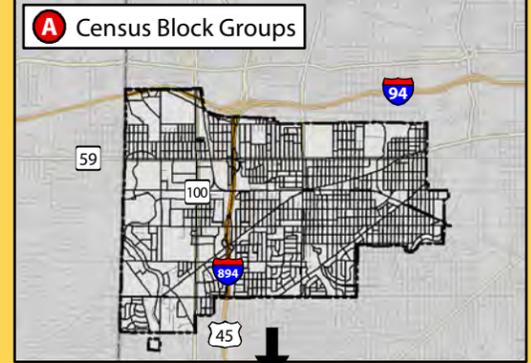
- District 1
- District 2
- District 3
- District 4
- District 5



**Determining Need for Equipment**

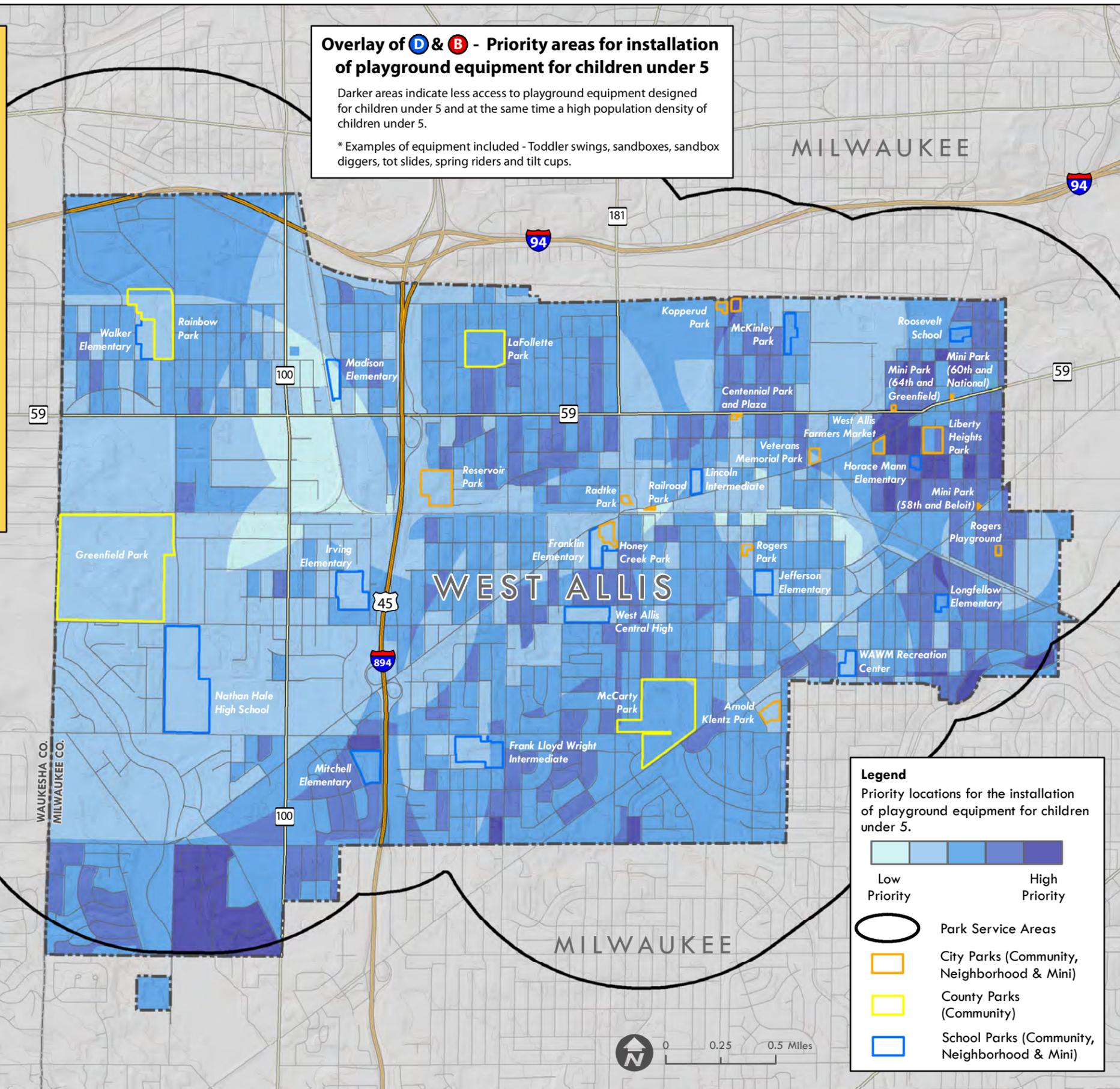


**Population Density - Children under 5**



**Overlay of D & B - Priority areas for installation of playground equipment for children under 5**

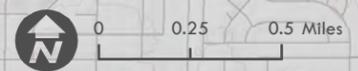
Darker areas indicate less access to playground equipment designed for children under 5 and at the same time a high population density of children under 5.  
 \* Examples of equipment included - Toddler swings, sandboxes, sandbox diggers, tot slides, spring riders and tilt cups.



**Legend**  
 Priority locations for the installation of playground equipment for children under 5.

	Low Priority
	High Priority

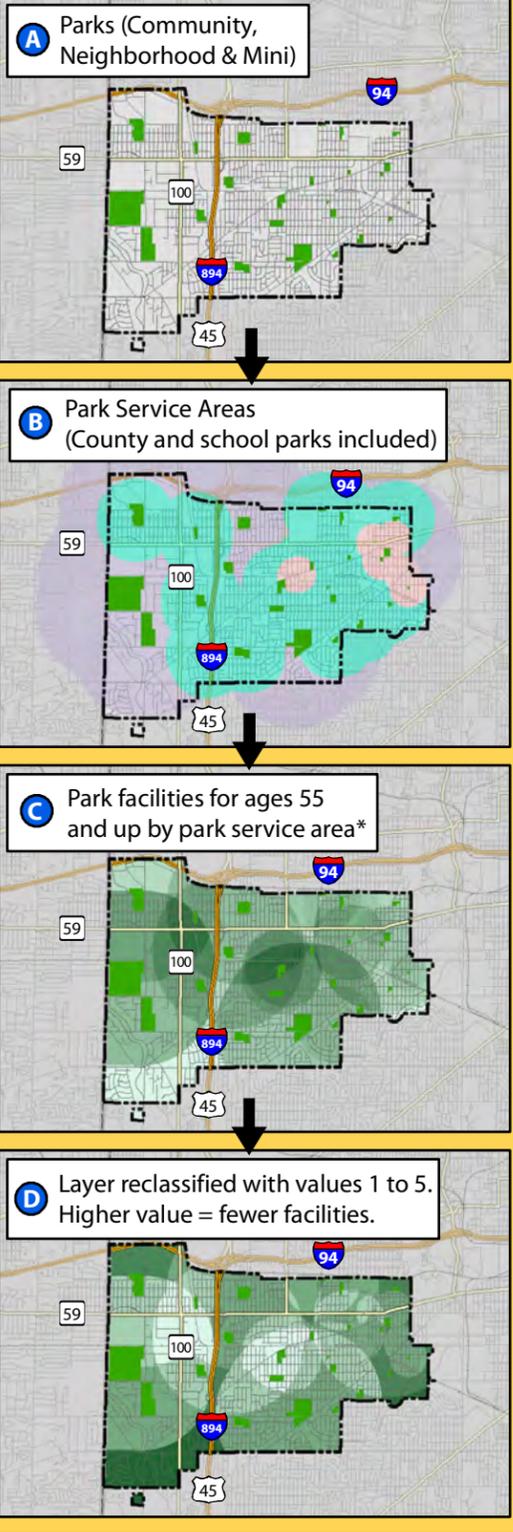
- Park Service Areas
- City Parks (Community, Neighborhood & Mini)
- County Parks (Community)
- School Parks (Community, Neighborhood & Mini)



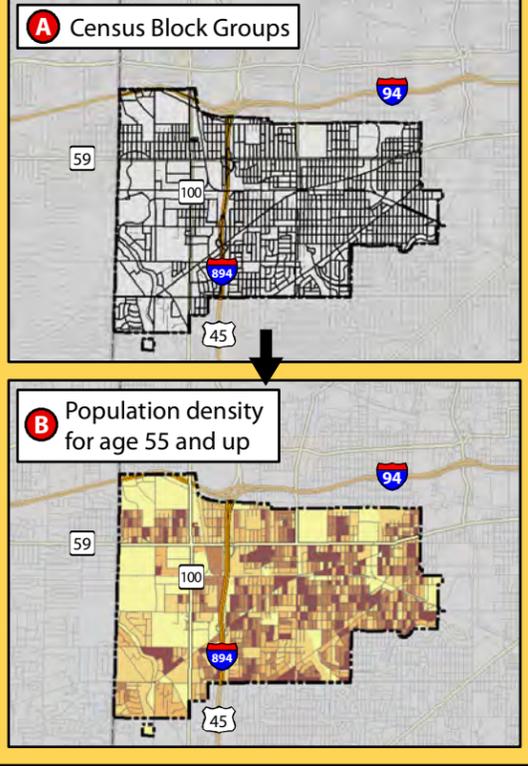




**Determining Need for Equipment**



**Population Density - Ages 55 and up**

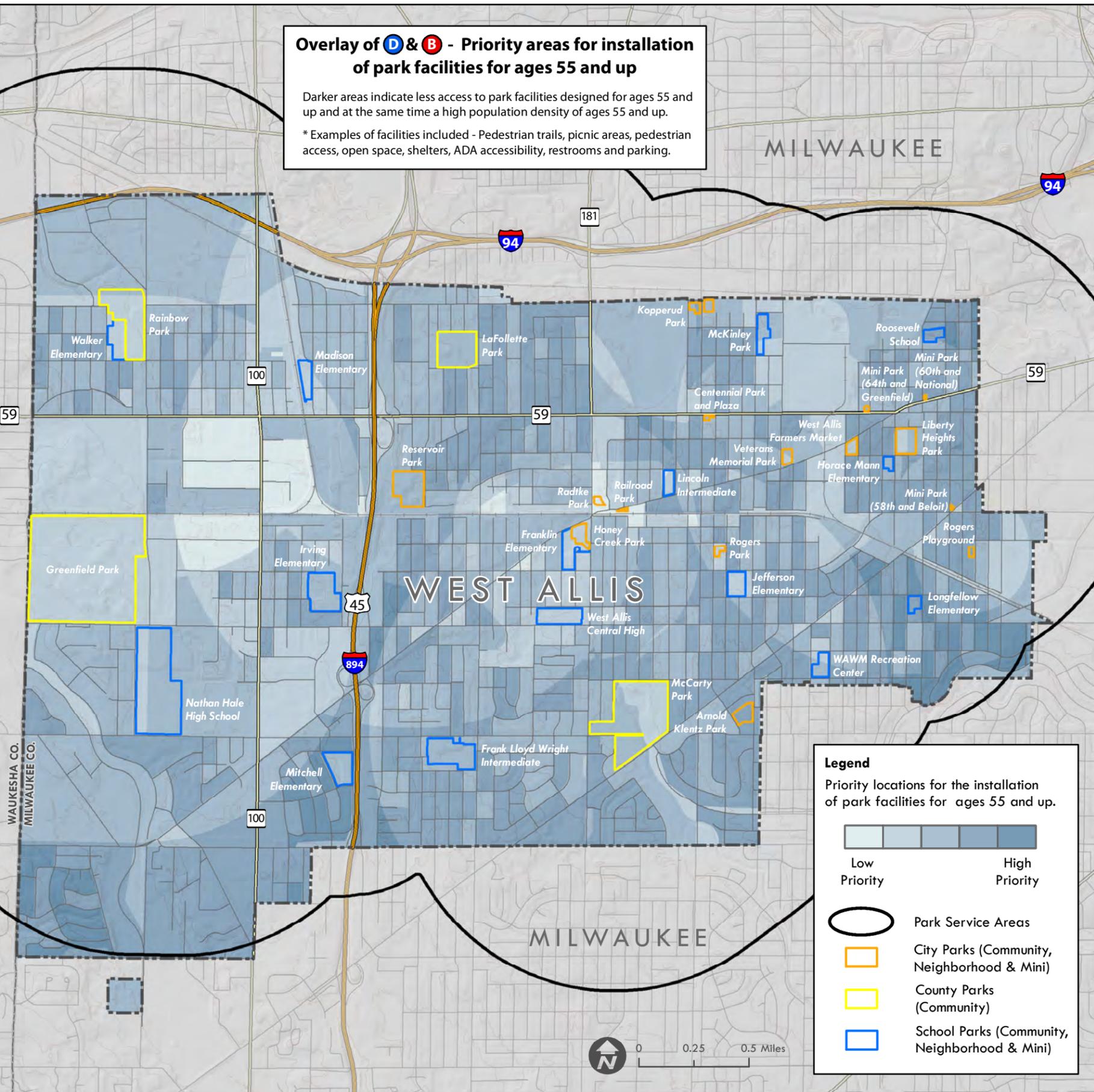


**Overlay of D & B - Priority areas for installation of park facilities for ages 55 and up**

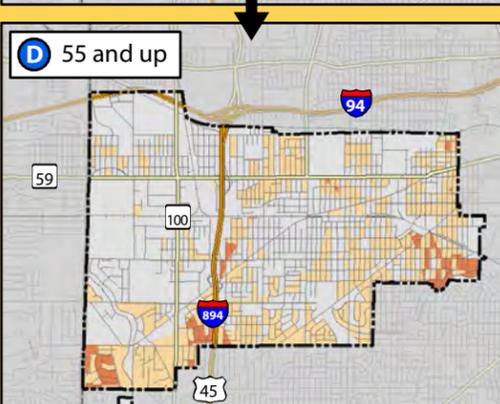
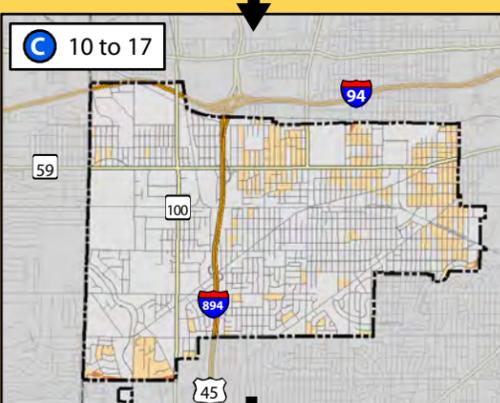
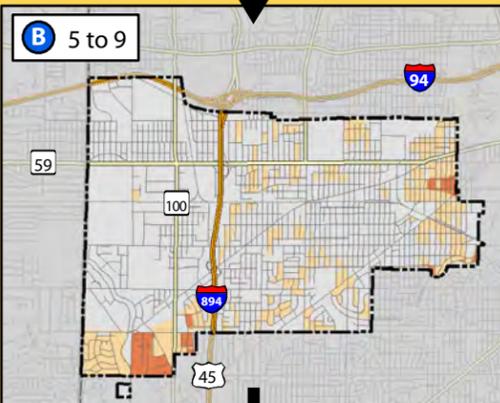
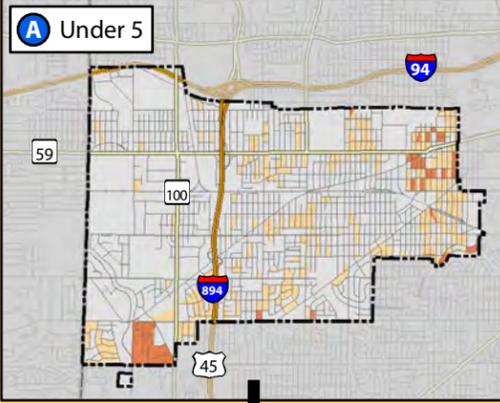
Darker areas indicate less access to park facilities designed for ages 55 and up and at the same time a high population density of ages 55 and up.

\* Examples of facilities included - Pedestrian trails, picnic areas, pedestrian access, open space, shelters, ADA accessibility, restrooms and parking.

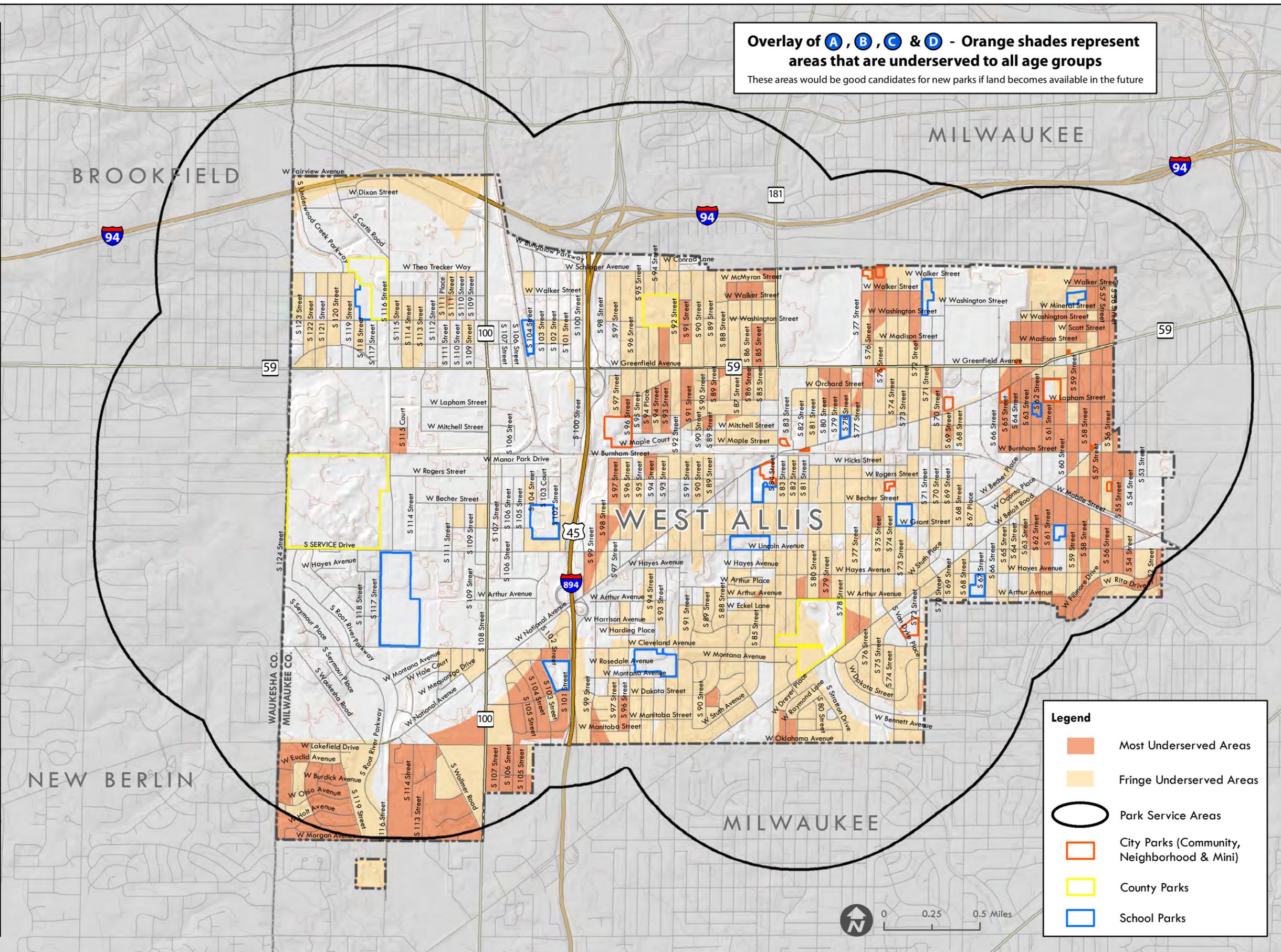
NEW BERLIN



**Most Underserved Areas by Age Group**

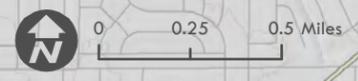


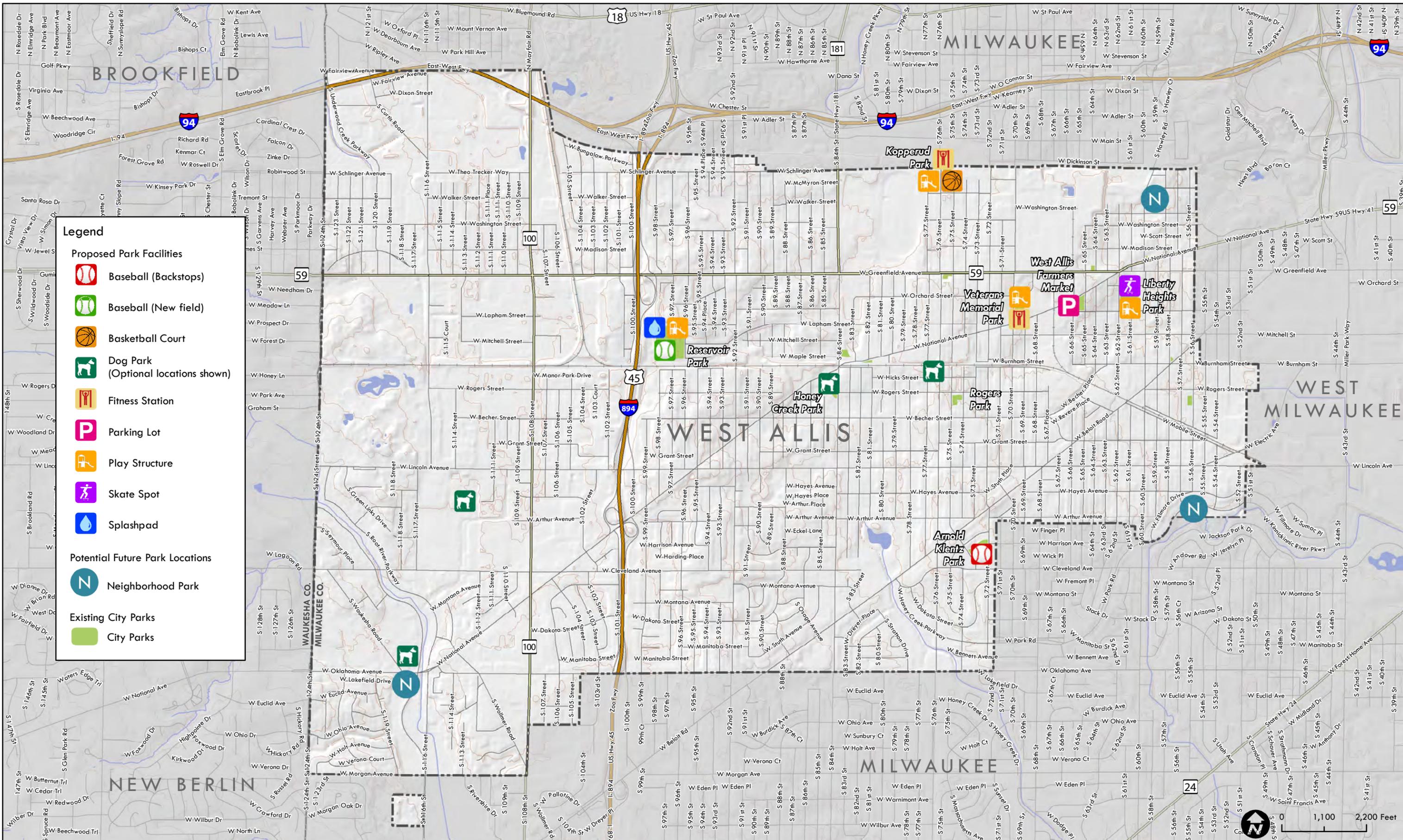
**Overlay of A, B, C & D - Orange shades represent areas that are underserved to all age groups**  
 These areas would be good candidates for new parks if land becomes available in the future



**Legend**

- Most Underserved Areas
- Fringe Underserved Areas
- Park Service Areas
- City Parks (Community, Neighborhood & Mini)
- County Parks
- School Parks





**Legend**

**Proposed Park Facilities**

- Baseball (Backstops)
- Baseball (New field)
- Basketball Court
- Dog Park (Optional locations shown)
- Fitness Station
- Parking Lot
- Play Structure
- Skate Spot
- Splashpad

**Potential Future Park Locations**

- Neighborhood Park

**Existing City Parks**

- City Parks

# Appendix C:

## Adoption