



OFFICIAL NOTICE AND AGENDA

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Meeting of the: **PARK & RECREATION COMMITTEE**
Date/Time: Monday, October 5, 2015 @ **5:15pm**
Location: City Hall (407 Grant Street) – **Board Room**
Members: Gisselman, Mielke, Neal, Nutting, Oberbeck (c)

AGENDA ITEMS FOR CONSIDERATION (All items listed may be acted upon)

1. Call Regular Meeting to Order
2. Public Comment on Matters Appearing on the Agenda
3. Approve Minutes – September 14, 2015
4. Sylvan Hill Bike Park - Discussion and Possible Action on Approving the Final Draft of the “Sylvan Hill Bike Park Conceptual Plan” and Planning a Public Meeting for Plan Review.
5. 2016-17 Budget - Discussion and Possible Action on Adjustments to the Initial 2016-17 Budget
6. Season Passes - Discussion and Possible Action on Reviewing the Definition of “Family” and the Associated Fee Structure for Season Passes for Families
7. River Edge Trail – Report on Initial Easement Acquisition Discussions With Graphics Packaging and County Materials
8. Project Update
 - Memorial Pool
 - Athletic Park Phase 2
 - Radtke Point Erosion Mitigation
9. Future Agenda Items
10. Next Regular Meeting – November 2, 2015 at 5:15pm
11. Adjourn

David Oberbeck - Committee Chairperson

Questions regarding this agenda may be directed to Jodi Luebbe (Park Office) @ (715) 261-1560.

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CITY OF WAUSAU – PARK AND RECREATION COMMITTEE MEETING MINUTES

Date/Time: September 14, 2015 at 5:00pm Location: Maple Room, City Hall

Members Present: Gary Gisselman, Robert Mielke, David Nutting, David Oberbeck (c)

Excused: Tom Neal

Others Present: William Duncanson–Director, Peter Knotek-Assistant Director, Brian Kowalski – City Pages, Patrick Hoerter, Matt Block-CWOCC, Jahn Martin-CWOCC, Romey Wagner-Councilperson

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner.

Nutting opened the meeting at 5:00 pm to listen to the project update report.

Project Update

Memorial Pool - The footings and foundations are complete along with most of the below grade plumbing for the bath house. For the pool itself the majority of below grade plumbing is complete, 3 of 5 sections have reinforcing steel installed and are ready for concrete and the slide foundations have been installed.

Athletic Park Phase 2 – Demolition of the existing structures along the third baseline is complete. Work has started on footings for the new 3rd base restrooms, concessions and bleacher facilities.

Radtke Point Erosion Mitigation – Two bids were received on August 10th and both were over budget. The project will be redesigned and rebid this year.

Street Tree Management – CISM Committee discussed the item and thought it was a good idea to think about street trees from the very beginning of street projects. The “tree cop” from Milwaukee will be brought in to do a seminar on street tree management and the seminar will be opened up to other municipalities.

It was noted there was a quorum present and Nutting turned the chair over to Oberbeck.

Public comments – None brought forward

Approval of Minutes – **Motion** by Mielke, second by Nutting to approve the Park and Recreation Committee August 3rd, 2015 draft minutes. Motion **carried** by voice vote. Vote reflected as 4-0.

Brockmeyer Park Master Plan – Discussion and Possible Action on Revising the Brockmeyer Park Master Plan to Accommodate JoJo’s Jungle Inclusive Playground – Duncanson said staff had met with Hoerter and had scoped the project. They discussed the most important items in the playground and how to incorporate those into other future potential ideas of what could happen in Brockmeyer Park. Staff has taken Hoerter’s concepts, the concepts from the original master plan and new suggestions to revise the park master plan. They thought about primary uses and how that may affect space utilization in the future. Knotek provided a graphic and said he took a lead from what they heard from the neighborhood meeting about a year ago and what they have been hearing in public comment about open play areas. Spaces are included for the possibilities of JoJo’s Jungle, a disc golf area, a pool, main shelter, open play/soccer field/event area, and hard court area. Spaces remain for parking, restroom/shelter, baseball field, and ice rink. Knotek discussed the layout of the revised master plan. Duncanson said the revised plan stays with the original concept but reallocates space. It has active play areas and open space and there is good space for multiple events. Additional items brought up included a family type restroom and meandering ice skating course. Duncanson discussed the walkways. Knotek said if the revised masterplan is approved they will develop a capital plan and funding will be contingent on what is available within the City budget and where they choose to put that money. Duncanson mentioned that JoJo’s Jungle timeline is looking at a 2017 construction with fundraising in 2016. Gisselman questioned if they were seriously thinking about a pool there in five years. Oberbeck said it’s been approved as a capital project and still has to go through the budgeting process. The comprehensive plan would outline some of those steps and what the master plan does is put in placeholders. There has been a lot more development in that area as far as housing and he believes the tax base is there to support this type of park. Knotek said the master plan is subject to change but there are place holders in there. If they don’t go in a certain direction they can repurpose the land but if a decision is made to put a pool in they know there is an appropriate space available. Wagner felt the document could be

adjusted. He said that every neighborhood doesn't deserve the same thing and this park could have something unique like the disc golf or JoJo's Jungle. As long as things are offered somewhere in Wausau he believes neighborhoods are served by walking/biking trails and open spaces. He questioned if they were still considering a dog park. Duncanson said everyone wants a dog park but no one wants to live near one. He felt it would be shortsighted to take a community park and turn it over to dogs. They are still committed to having a dog park, just not at this site. Knotek said the next step if the plan is approved is to take it to Plan Commission including a public hearing and final approval by the Council. **Motion** by Nutting, second by Gisselman to accept the revised Brockmeyer Master Plan to include any future modifications as presented and start the ball rolling. Motion **carried** by voice vote. Vote reflected as 4-0.

Sylvan Hill Bike Park Concept Plan - Discussion and Possible Action on Creating Mountain Bike Park Facilities at Sylvan Hill – Duncanson said Committee had met previously with the Sylvan Hill neighborhood and discussed the opportunity for a bike park. This would be a major summer activity and speaks to the broader concept of developing a variety of bike activities over time that could potentially make the Wausau area an International Mountain Bike Association (IMBA) ride center. There has been funding from the Central Wisconsin Offroad Cycling Coalition (CWOCC) and grant funding from IMBA to do the conceptual plan of bike facilities on the eastern end of the park. There would be a trailhead and parking off of Coates Lane with a pump track and skills area. There would be a number of gravity trails with different difficulty with a return loop. Staff has blended existing activities with future activities and outlined the area where the bike park facilities would be. Staff is making sure there are hiking trails for the people in the neighborhood to use. In the long term people will be able to enter the park off Eagle Valley and move along the perimeter trail. Duncanson felt conflicts were resolvable. One way to resolve the intersections where the walking trails and biking trails meet is to separate users vertically. The timeline is to finalize the conceptual plan and bring it back to Committee next month and then go out for public comment. This would potentially move the project forward to possible design followed by potential construction in 2017 depending how the design and funding sources come together. The conceptual plan doesn't have hard dollars with it. Block said just to get an idea of what design costs would be it comes down to about \$1 per lineal foot of trail. He estimated that these trails would be around \$15,000 just for the trail design work. There would be separate costs for the pump track and skills area. Construction costs for the gravity trails would be \$5 per lineal foot so they are looking at a \$75,000 range which could go higher or lower depending on the soils and bedrock. A middle of the range pump track could cost \$30,000. Oberbeck thought those amounts of money were very reasonable considering the overall impact to the City from the amount of people these tracks could bring. It would be a substantial return on investment. Block gave an example that Copper Harbor which is a ride center that has a maximum population of eighty people and pulls in 40,000 visitors just to recreate. Nutting said when they first presented this there was an aspect of the group maintaining it. Block said generally ten percent of the build cost is for maintenance. He discussed a bike park that is City owned and maintained. He said their group has volunteers but at some point there will probably be more infrastructure than volunteers can maintain. They are growing to the point where other IMBA chapters are having their own hired staff to build and maintain trails which is their goal. Oberbeck said they could look at a trail fee for maintenance. Duncanson mentioned that CWOCC had rebuilt a good portion of single track trails at Nine Mile and there have been good reviews. The County has acquired around 70 acres at Brokaw for a possible bike facility and is looking at another potential piece of land near Mosinee Hill. CWOCC is working with the Marathon County landfill and also with Weston, Rothschild, and Rib Mountain.

Wagner left the meeting at 6:10 pm

Oberbeck felt the return on investment is so great compared to the cost that they should get it into the budget as soon as possible. He wanted to know if it was possible to adapt the 2016 budget to make a recommendation to at least get the planning dollars in. Duncanson said the design dollars are the only thing they can get a good grasp on and they could go real rough with \$15,000. It would be for the main trails but not the parking lot or trail head facility. Gisselman would like some information with regard to the return of investment and how it would help the City coffers. Duncanson said another IMBA ride center has completed an economic impact study which has new information on what mountain biking has meant to their community. Martin mentioned that their rider groups are used to paying trail fees to help offset maintenance costs. **Motion** by Nutting, second by Mielke to approve the conceptual plan and direct staff to develop cost estimates for designing the flow trails at a cost not to exceed \$20,000 for the 2016 budget. Motion **carried** by voice vote. Vote reflected as 4-0.

Mielke, Block, Martin, and Kowalski left the meeting at 6:25 pm.

2016-2017 Budget - Discussion and Possible Action on the Park, Recreation and Forestry Department's Proposed 2016-17 Supplemental Budget Requests – Duncanson said as staff developed the 2016 budget they had discussions in Committee about what 'cost to continue' was. The City had committed to some areas that the park and recreation programs were moving along in the major ones being the new swimming pools. There are additional manpower costs for bigger and expanded facilities and additional maintenance costs and they knew these were coming so staff has itemized those costs for pools, Athletic Park expansion, and the east riverfront redevelopment. The City is committed to those and will have to start to maintain the new and expanded facilities. Staff put those itemized costs in its initial budget they submitted to the Mayor. In that budget discussion they were directed that those costs weren't really 'costs to continue' and should be put in the supplemental budget request forms.

Oberbeck said the cost to continue is not anything different from 2015; it's the decisions made by Council like the riverfront and Athletic Park and all the costs associated with those decisions. The City committed to capital expenses but not to the operating expenses and that's the problem. He felt decisions were made without these other costs being put in and they are not really supplemental budget items but are things that have to be done. Gisselman said especially with Athletic Park they are adding a second elevator and that will need to be taken care of. Oberbeck recommends putting the Athletic Park Facility Maintenance and 3rd Base Elevator Supplemental budget request back into the base budget. It's funded or else the elevator sits unused and there is not ADA accessibility to second floor. Duncanson noted that all the labor is not elevator related the majority of it has to do with maintaining the other three million dollars in facilities at Athletic Park. He detailed some of that work. Gisselman said they took the money, they could have said no. Duncanson said the service implication option of not doing it is to take other park facilities and programs and close them down and shift that into Athletic Park so they meet the user agreement. That's the only option. Something does not happen because the department is out of manpower, materials, and utility funding. That's it, the budget is broken. **Motion** by Gisselman, second by Nutting to send this back as a base budget item. **Motion carried** by voice vote. Vote reflected as 3-0.

Deferred maintenance projects – Oberbeck questioned if the list of projects are things that need to be done to maintain the facilities the City has invested in. Knotek gave the example of replacing the bridge decking at Fern Island. He said they could put plywood on the deck but that only lasts so long. Duncanson said eventually it will reduce the ability to take vehicles across it and it becomes a low quality pedestrian bridge. Knotek discussed some of the other maintenance items including sink replacement at the Oak Island Park restrooms, furnace and front door replacement at Sylvan Hill, light fixture and masonry repairs at Stewart Park, wall repair, staining and putting a concrete band in front of the stage at the 400 Block, seating and bank repair at Whitewater Park, 1st base concession roof and 1st base drinking fountain replacement at Athletic Park. Knotek said they could keep limping along that they will not close these facilities but the facilities will be of lesser quality and the deterioration will happen at a more rapid pace as time goes on. Oberbeck questioned if there is a budget established for yearly maintenance. Duncanson said it's under materials and supplies and is small projects that staff puts together. Fifteen years ago that was forty to sixty thousand a year but in the last few years it has been down to twenty thousand. When money has been taken from the parks budget that is the first place they go. Cumulatively this is work that hasn't happened and it represents an annual number that needs to be continued. Oberbeck felt a fund is needed to maintain a maintenance budget for park facilities. **Motion** by Nutting, second by Gisselman to re-establish this amount for maintaining the existing facilities. **Motion carried** by voice vote. Vote reflected as 3-0.

Duncanson left the meeting at 6:50 pm.

East Riverfront Redevelopment - Knotek said the City has committed to doing this work. The request is for manpower, water/sewer, electric, fuel, and the agriculture/horticultural/maintenance supply costs to take care of it. Oberbeck said this project is under development and involves what will be in place. Knotek said when the Council commits the dollars or approve the TIF changes to allow projects to happen, maintenance funding should be rolled in there. Gisselman felt these costs have to go hand in hand with adopting a plan for the riverfront and both parts should be there. Oberbeck said whoever is bringing forth this project has to have a capital improvement project. The Finance Committee has to look at this and it should be tied into that overall discussion. The Finance Committee has to bring

the overall plan with a realistic number and then tie this number in. We should leave the East Riverfront project go as far as a supplemental budget request and have the discussion in Finance Committee on east riverfront and all associated costs with it. There are also other costs associated and it needs to go to Finance Committee as a package. It should be incorporated into the whole project cost. Oberbeck felt it would be beneficial to send it to the Economic Development Committee to have them put that in their budget and request it and it goes to Finance Committee as a total package. Knotek clarified that at the Park and Recreation Committee's recommendation is this should be sent to the Economic Development Committee to be included within the full request for the project so it is an annual request. Oberbeck agreed that it should not be separated out. Oberbeck recommended that CISM Committee should also have all costs associated with that project come in so they are looked at under one budget item. **Motion** by Gisselman, second by Nutting that this supplemental budget request is forwarded to the Economic Development Committee to be included as a project cost as they are presented to City Council as a supplemental cost for 2016. **Motion carried** by voice vote. Vote reflected as 3-0.

Memorial Pool and Kaiser Pool – Knotek said this request is for additional staffing and a small amount of equipment. They knew these costs were coming when these pools were built. Based on concession and gate revenues this may not be a budget increase in the long run but will still be an expense increase covered by revenue. This is something the City committed to and it is a cost to continue. Oberbeck agreed and said the pool doesn't open unless staff is provided. Nutting agreed that it should not even be an item on the table. **Motion** by Nutting, second by Gisselman to put this in the 2016 base budget and take it out of the supplemental budget request. **Motion carried** by voice vote. Vote reflected as 3-0.

Facilities and Grounds Operations and Maintenance Labor – Knotek noted that in every single supplemental request discussed there was a little bit of labor included. This request is the total of all the labor. Knotek recommends this be given back to Duncanson to redo based on the ones that were pulled out as 'costs to continue' and the other ones and identify them. **Motion** by Gisselman, second by Nutting to direct staff to redo the Facilities and Grounds Operations and Maintenance Labor request. **Motion carried** by voice vote. Vote reflected as 3-0.

Future Agenda Items – Sylvan Hill Bike

Next Regular Meeting – Monday, October 5, 2015 at 5:15pm at Board Room, City Hall.

Adjourn - **Motion** by Nutting, second by Gisselman to adjourn at 7:00 p.m. **Motion carried** by voice vote. Vote reflected as 3-0.

AGENDA SUMMARY

4. Sylvan Hill Bike Park – Discussion and Possible Action on Approving the Final Draft of the “Sylvan Hill Bike Park Conceptual Plan” and Planning a Public Meeting for Plan Review

You have received the final draft of the conceptual plan and maps with your agenda. Please review it prior to the meeting so we can identify any concerns that need to be addressed. Staff review indicates the plan adequately inventories existing conditions, opportunities and constraints. The proposed facilities and their locations fit the site with some constraints. The action plan is reasonable. If the Committee accepts the conceptual plan the next step is to go public with it. Staff proposes to have a public meeting at Sylvan Hill in late October. The timing on the meeting will allow the public time to review the proposal on-site during good weather and the outcome of the meeting will be available to the Council prior to completing the 2016 budget.

5. Season Passes – Discussion and Possible Action on Reviewing the Definition of “Family” and the Associated Fee Structure for Season Passes for Families

The current definition of ‘family’ for season pass purposes is whoever is currently living at a particular address. There is no limit on the number of persons that are included under a single family pass fee. For example, the 2016 Swimming Pool Resident Family Pass fee is \$100 and covers from 2 to however many people live at that address. I believe the largest family we have sold a pass to had 14 members. Many communities define family differently. Some require members to be related by marriage or direct dependency. Some limit it to two adults and only children under the age of 18. Some define a maximum number that are covered by a base family pass fee and additional members are each charged an additional fee.

The question we wish to discuss is whether we want to change how we charge families for season passes at our facilities. If the answer is yes, the next step is to determine what we want to change to. Two considerations to have in mind are:

1. Some of the large families we serve have limited resources.
2. We have a ‘scholarship’ fund in place for individuals and families that are already on a recognized form of assistance. Our ‘scholarship’ is a 75% subsidy. Our ‘scholarship’ funds are completely utilized annually.

Sylvan Hill Bike Park

Conceptual Plan

Wausau, WI
September 2015



Prepared For:

Central Wisconsin Offroad Cycling Coalition

Prepared By:

International Mountain Bicycling Association
Trail Solutions Program
4888 Pearl East Circle, Ste. 200E
Boulder, CO 80301



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I. Overview

The development of community bike parks has advanced rapidly in the past several years, with new facilities such as the Valmont Bike Park in Boulder, CO, complimenting several dozen smaller parks across North America. Providing a location for riders to partake in bike-optimized trails and appealing to a wide range of skills, bike parks become recreation centers and daily attractions for the millions of mountain bicyclists who live in urban areas.

On November 25, 2014, staff from the International Mountain Bicycling Association's (IMBA) Trail Solutions program visited Sylvan Hill Park in Wausau, WI, at the invitation of the Central Wisconsin Offroad Cycling Coalition (CWOCC) and Marathon County Parks, Recreation and Forestry Department, to determine the feasibility of developing a bike park on the property. This report contains the results of that investigation.

IMBA Trail Solutions had previously visited Wausau in 2013 to evaluate the region's parks and properties for the potential for a bike park. Of the several mountain bicycling opportunities identified during this initial visit, Sylvan Hill Park's varied terrain offers the greatest potential for a bike park facility, with its 200 vertical feet of elevation change and shuttle access, both desirable for gravity-oriented trails. The property's amenability for the construction of a destination mountain bike facility would also help modernize and augment the local trails infrastructure. CWOCC hopes that the bike park would help expand the variety of trails available in the region, and ultimately become an IMBA Ride Center, which is IMBA's Model Trail recognition for large-scale mountain bike facilities that offer something for every rider.

Sylvan Hill Park is also already a highly used winter recreation destination, and the City of Wausau is an aspiring outdoor city. There are 10 miles of mountain bike trails and 20 miles of cross-country ski/snowshoe trails at nearby Nine Mile Recreation Area, where many races and race series are held. Wausau also recently installed a whitewater kayaking facility in the downtown area, and hosts the popular 700-foot Granite Peak Ski Area, the third tallest ski area in the Midwest.



II. Bike Park Site Evaluation Criteria

The ideal community bike park site includes a variety of characteristics that combine to allow for a sustainable facility that integrates environmental, social, and economic aspects of development. The following list contains the site characteristics considered during the visit to evaluate the potential for a bike park at Sylvan Hill Park.

Landscape: Slopes

Different bike park facilities require different slope characteristics.

- A **pump track** requires a regularly shaped area with modest cross slopes between three and five percent. While the track itself does not require a cross slope, a modest cross slope facilitates proper drainage. Since most tracks are constructed of imported materials, a level site can be outsloped as part of construction. Sites with cross slopes greater than five percent can be used as long as the track area is brought to proper cross slope grade during construction. Depending on the characteristics of local soils, a leveling operation could generate all of the materials required for construction.
- Other bike park facilities such as **bike-optimized singletrack** are trail-based and have similar requirements to general sustainable natural surface trails, the primary difference being that side slopes greater than 40 percent are undesirable. While the “golden window” for traditional trails is 20 to 60 percent, bike park trails avoid steeper slopes and flat areas with no slope. Side slopes around 20 percent are ideal. It is possible to create facilities on flatter landscapes, with heavy manipulation of the terrain, utilizing fill during construction (either borrowed onsite or imported). This is required to create fun and playful terrain.

Landscape: Acreage

Depending on the range of facilities desired, a bike park can be sited on as little as 10,000 square feet and on as much as 40 acres and up. Successful pump tracks can be created on modest parcels, but it is important that the parcel be regularly shaped (i.e. not a narrow strip), to avoid compromising the flow of riders through the facility. Larger parks combine a range of slopes to host a variety of facility types.



Landscape: Soils

The foundation of every bike park, no matter the facility type, is shaped ribbons of dirt. The right soil is essential for successful construction and maintenance, providing the combination of low rolling resistance and high traction that riders affectionately call “hero dirt.” Another name for hero dirt is loam. Loam is formally defined as soil composed of 40 percent sand, 40 percent silt, and 20 percent clay. A rider’s “hero dirt” falls roughly with these percentages. For bike parks, 40 percent clay content is the very minimum, as clay provides the structural strength to support steep lips and berm faces. A little clay goes a long way, though, so clay must be balanced with sand and silt, substances more porous than clay, to allow tracks and trails to carry riders quickly after rain passes. Ideal bike park dirt is also relatively rock-free. If a site has optimal soil that is mixed with rock and cobble, a screening operation is required.



Most bike parks require additional imported soil.

Landscape: Shade

Shade is a desirable characteristic for both bike park tracks and trails, and users. The most common raw material for bike park facilities is soil, and one of the underappreciated characteristics of “hero dirt” is sufficient moisture. Trails sheltered under a forest canopy, or otherwise shaded, maintain more consistent moisture, which increases ride quality and reduces ongoing maintenance efforts.

Users also require shade. Bike parks have a social purpose, and are better enjoyed from a shaded table or bench than in the direct sun. In some areas, use happens individually, with riders queuing for their next run on a specific feature. In other more trail-oriented areas, use can happen as a group, as riders follow each other through the various twists and turns of the terrain. However, half the fun of a bike park is learning from one another, showing your friends and families a newly perfected skill, or simply enjoying the park’s social scene.



Water

Proper soil moisture is a requirement for construction and effective park maintenance. Much like a potter working his wheel to make a new creation, water is the catalyst that makes it possible to transform mere piles of dirt into a berm or a jump.

Once a soil's moisture dips below a certain threshold, it loses its ability to hold its shape. Well-planned and properly managed irrigation systems are a must-have for certain types of bike park facilities in dry or exposed locations.



Water is crucial element of a bike park's construction and maintenance.

Irrigation systems for bike park elements, trail treads, and landscaping vary and should be budgeted separately. Using a single system would result in either withered plants or trail tread that is either too dry or wet.

Access

Bike parks commonly require large amounts of externally sourced soil, and moving this soil into its final position can take a large percentage of the development budget. The ideal bike park site offers easy-to-access vehicular routes that allow large trucks to drive directly to the project site, which saves time and costs.

It is essential to provide first aid access to a bike park as part of any effective risk management plan. Bike parks should also be located at a physical address recognized by the 911 system, and first responders should be able to drive as close to the facility as possible.

Synergies

The notion of "social gravity" should be addressed in the development of any facility. Does it provide a unique enough experience and/or opportunity to convince potential users to make the trip? Is it possible to create a bike park that by itself rises to this level? (Boulder, CO's 40-acre Vailmont Bike Park and Sandy, OR's 15.5 mile Sandy Ridge Trail System being



the best examples). Most bike parks depend on synergy with other facilities to contribute to their ultimate success.

- The easiest synergy is **connection with a traditional or bike-optimized singletrack trail system**, especially if it is already a local destination. Even a modest system can be a good partner for a bike park, and combining a bike park with a small trail system can turn both into area destinations.
- **Connection to a paved and/or transportation trail network** provides good synergy as well. In many metro areas, the barrier to entry is an unsafe or too lengthy bike ride to the park. Safe and close connections from one's home to a bike park would turn an otherwise small development into an attraction.
- **Combining a bike park with a traditional recreation park** proves successful, especially for youth and families. It is not unusual for one member of the family to shun ball sports in favor of activities like skating and bicycling. At Maryland's Rockburn Branch Skills Park it is common to see parents set up chairs or sit at the tables where they can watch one child ride the pump track while the other's soccer team practices on the adjacent turf field.





III. Existing Conditions

In 2013, Trail Solutions staff reviewed the site and soils maps for the area and determined that the conditions appear to be favorable for this type of trail construction, which will help reduce the overall costs. During that preliminary visit in 2013, the following, which serves as the basis of this report, was determined:

1. Sylvan could host up to four gravity trails at the park, ideally two flow trails and two jump trails, from beginner to expert level skill levels.
2. A large, undeveloped space in the middle or on the south side of the park could easily accommodate a pump track and skills area.
3. A singletrack trail loop would fit well around the perimeter of the property, helping to provide a return trail for the gravity zone.

Sylvan Hill Park is a relatively small park, and already hosts facilities such as a playground, chalet, two shelters, picnic tables, play equipment, walking trails, a cross-country ski loop, snowshoe routes, and a winter tubing area with six runs. Although the park exists primarily as a winter recreation area and most of the associated infrastructure supports winter recreation (e.g. access road to maintain the tubing area), it is well suited to provide more diverse recreation in the summer months and adapt to mountain biking specific infrastructure. Parking already exists and there is room to expand if usage increases substantially.

The park sits on 70.6 acres of land in northeast Wausau. Approximately 70% of the park contains the parking lot and a chalet with an attached playground (both in the northwest corner of the park), which leaves a limited amount of extra acreage to develop mountain biking infrastructure.

Trail Solutions staff discussed optimal location to site mountain biking infrastructure with Matt Block, Vice President of Central Wisconsin Cycling Coalition and Bill Duncanson, Director of Marathon County Parks, Recreation and Forestry Department. Both Bill and Matt expressed a preference to locate the main trail parking lot and access on the south side of the park, adjacent to the Wausau East High School (instead of the main chalet in the northwest corner). Wausau City Council manages the park and chalet leases, and would prefer that the chalet not be the main focal point of the cycling infrastructure.



III. Opportunities

Community

Many community members are uniting behind this project. The cooperation and collaboration between the Marathon County Parks, City of Wausau, Central Wisconsin Offroad Cycling Coalition, Marathon County Park Commission, Wausau United Ride (local high school mountain biking team), and many others bodes well for the successful development and ongoing maintenance of a community bike park.

Soil

Sylvan Hill Park's soil is a mix of silt and clay, and appears desirable for constructing bike park amenities and singletrack trails. However, there are multiple drainages on the side of the hill that will require boardwalks or culverts to be crosses, primarily on the north side of the park.

The park has some rocks but mostly small round glacial deposit and limited bedrock outcroppings, so trails would be constructed primarily of soil.

Terrain

Aside from the proposed beginner loop, there is ample space on the east side of Sylvan Hill Park to develop up to three more gravity based trails to accommodate all skill levels. Intermediate, advanced, and expert flow trails would provide a wide variety of features to keep even the most skilled riders entertained. It would be possible to add a trail in the northeast corner to provide access to a nearby community.

Vegetation

The trails would primarily run through large hardwood forests, but follow along a creek bottom on the north side of the park. This area also contains conifers and provides incredible scenery.



Space for Infrastructure

Off of the end of Coates Lane (south east corner of the park), there is plenty of room for developing a parking lot that could handle the traffic of the small park. Having the parking lot and trailhead facilities on the south side of the park would provide direct access from the Wausau East High School. Next to the main parking lot there is ample room to build a pump track, a desirable facility for this type of park, at whatever size the community desires. Soil may have to be imported for this facility.

Neighborhood Connectivity

Improvements to the park can increase neighborhood connectivity for summertime users, including cyclists and pedestrians.

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IV. Constraints

Existing Summertime Facilities

Residents use the wintertime corridors as summertime pedestrian routes but the proposed mountain bicycle trail plan would redevelop the site in a manner that eliminates use on those existing routes. This is likely not an acceptable solution.

Sewer Service

There is no sewer service to the site, which may negatively affect the ability to develop the trailhead at Coates Lane.

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V. Proposed Tracks and Trails

Trail Solutions' staff envisions an integrated facility that riders of all ages and abilities can use to improve their skills and enjoy active recreation. The elements proposed for community bike parks include an entrance/welcome area (which includes a parking lot and trailhead), pump track, skills area, and flow trails. A perimeter loop will allow riders to return to the beginning of the flow trails, which will primarily be downhill/gravity trails. These facilities would take up most of the available space for new recreation infrastructure.

A description of the tracks and trails that a user will encounter at the proposed Sylvan Hill Bike Park as well as recommendations for site selection follow.

Entrance/Welcome Area

The bike park would welcome riders and spectators through a main entrance located on the southeast side of the park, which includes a parking lot and trailhead. The entryway will be a comfortable place for spectators to watch riders, or for parents to supervise children. The pumptrack and the skills area would be adjacent to the proposed parking lot, directly to the west.

The park is designed so that the easiest features are closest to the main entrance, and the most difficult and challenging features are further away and back in the property. This not only allows riders to progress through the park, starting with easy-to-access features and moving toward more challenge, but the easier trails and tracks serve as a filter that riders must accomplish prior to moving on to the next, more difficult trail. This improves risk management and provides an improved experience. The easier features are also closer to the entryway and viewing areas so that those who are more likely to use them, such as children, can be easily supervised while still being allowed the freedom to engage in unstructured play time. The entrance will have clear signage and instructions for proper use and enjoyment of the park.

Pump Track

A pump track is designed to allow cyclists of all abilities to learn and perfect their riding skills. Pump tracks generally have direction of use and allow users to "roll" through the rollers, berms and features. Riding a pump track is an extremely aerobic activity so it is recommended that officials consider the installation of benches or other suitable furniture to allow for users to rest between sessions.



The proposed pump track at Sylvan Hill would be a beginner/intermediate configuration of rollers, berms, and jumps.

Typical construction costs are approximately \$10,000 to \$30,000 for a natural surfaced pump track and \$45,000 to \$100,000 for a prefabricated pump track.

Skills Area

Users looking to practice technical riding skills in a low-consequence environment can utilize the skills area. This area would feature numerous optional skill stations and development features for beginner progression. Users can practice riding on features designed to teach basic mountain bicycling skills.



Riders can practice their skills in a low risk environment before taking them to the trail.

Typical construction costs are highly dependent upon the quantity and quality of desired skills stations. The number and style of skills stations can be determined during the detailed design phase and based on stakeholder input. Skills station construction costs are approximately \$3,000 to \$10,000 each and skills trail construction costs are approximately \$5 to \$10 per linear foot.

Bike-Optimized Flow Trails

Bike-optimized singletrack trails are purpose-built or modified singletrack trail, the majority of which contain a high density of specific features to enhance the experience and provide challenge, such as berms, rollers, consistently wide turn radii, technical features, rock gardens, jumps, and drops. These trails are directional, in order to promote optimal circulation patterns and maximize the user experience. Directional trails maximize flow and experience in one direction, rather than compromising design by having to consider riders traveling in both directions.

The trails are designed to provide a floating sensation to users by maximizing the efficiencies afforded by a bicycle and by counteracting forces that direct a user off of the trail. Berms and cambered tread surfaces, for example, promote traction, safety,



sustainability, and enjoyment. These trails are never extreme, dangerous, or steep; challenge is provided by rewarding progressive skills development and incorporating features that can always be rolled but may be jumped. While a flow trail is singletrack, the tread surface itself should be wider in areas where it is that anticipated less-experienced visitors may need a greater margin of error.

The main trail system in Sylvan Hill Park would center on a one-mile perimeter loop in the park. The east side of this loop would be directional (the beginner flow trail), while the west side of the loop would be bi-directional (allowing users to ride up or down the trail) as a return to the top of the flow trails, as well as provide a beginner flow experience for the more novice user. The east side of the trail would be more gravity oriented, featuring beginner flow features such as berms and combinations of rollers. This trail should be constructed 48 inches wide to accommodate traffic from both directions and serve as a connector from the park to communities. The additional width would also allow this trail to also be groomed in the winter for fat biking.

Three additional gravity flow trails, each about a quarter mile in length and varying in difficulty level from intermediate to advanced and expert – all downhill only – are also proposed. These flow trails may contain some alternate rock and wooden features to match the skill level of the trail (including expert-level jumps and features).

Typical construction costs are approximately \$6 to \$12 per linear foot.

Revised Interior Circulation Trails

If the proposal is implemented as designed it will eliminate the functional use of the existing wintertime corridors for summertime pedestrian use. Although it is not within the scope of this effort to evaluate or design a specific pedestrian network it is possible that a perimeter circulation route could remove the conflict created by establish the bicycle-only trails. The pedestrian trail system would constitute a loop route within the park during the snow-free period. Pedestrian routes should connect the three park entrances however due to the terrain all of these routes combined will not likely provide a loop route within the park.

Typical construction costs are approximately \$3 to \$6 per linear foot.



VI. Cost and Phasing

Construction Cost Opinion

The estimated costs are based on the conceptual plan and will change as the project scope is refined. The following costs are excluded from the cost opinions noted in the previous section:

- Design
- Permitting
- Signs
- Temporary and permanent fencing
- Erosion control
- Construction administration

Mobilization

Mobilization may occur multiple times to complete the project, particularly if it is phased. Depending on crew size, mobilization origin, and equipment, each mobilization is anticipated to cost \$1,000 - \$2,500.

Annual maintenance and operating costs will be determined based on the actual constructed tracks/trails, but for bike parks they typically run 10% - 20% of capital costs.

Phasing

Since this is a relatively small project, it is recommended that all of the proposed infrastructure (entrance/welcome area, pump track, skills area, and flow trails) be completed at the same time for efficiency purposes. It is possible to construct all the trails in one build season.

However, if the project were to be completed in phases, it is recommended that the parking lot, perimeter loop trail, pump track and one other flow trail be completed first, followed by the remaining two flow trails and skills area. The revised pedestrian trails should also be in the first phase.



VII. Next Steps

If the concept plan is approved, then a detailed site plan should be created to refine the integration of the tracks and trails into the site, and determine the ideal configuration. The detailed plan should contain a more specific layout with design information for each trail. This will facilitate a more accurate cost estimate, the creation of construction documents as well as permitting requirements.

Concurrently, a pedestrian circulation plan should be developed for summertime use.

A draft operations plan and a risk management plan should also be developed.

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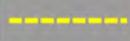
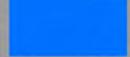


VIII. Site Plan

DRAFT

Sylvan Hill Park

Legend

-  Sylvan Park
-  X-C Trails
-  Snowshoe Trails
-  Jim Moore Cr.

0 0.05 0.1 0.2
Kilometers

Eagle Valley Ln.

Future Bike/Ped Trail & Bridge

Sylvan St.

13th St.

Chalet

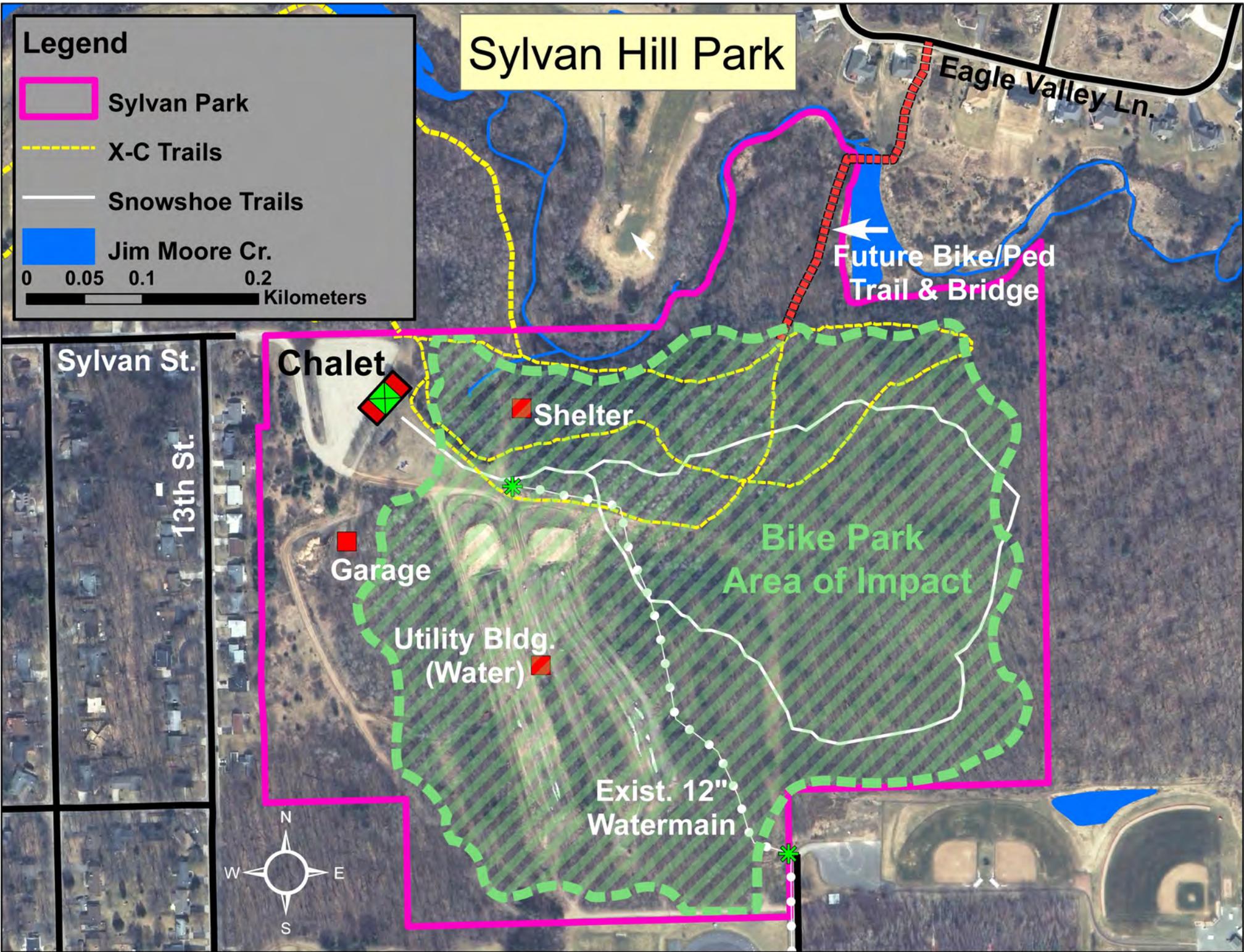
Shelter

Garage

Utility Bldg.
(Water)

Bike Park
Area of Impact

Exist. 12"
Watermain



PROPOSED PARKING ①



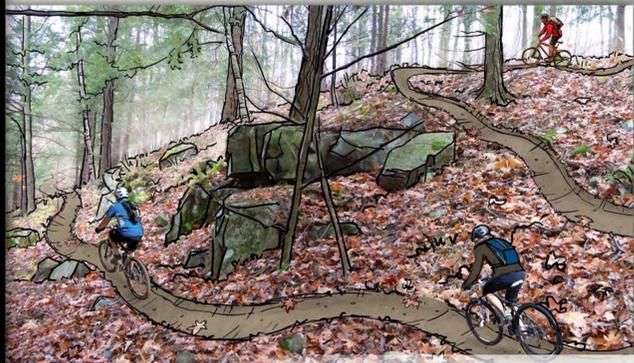
PUMPTRACK ②

Beginner/intermediate configuration of rollers, berms and jumps.



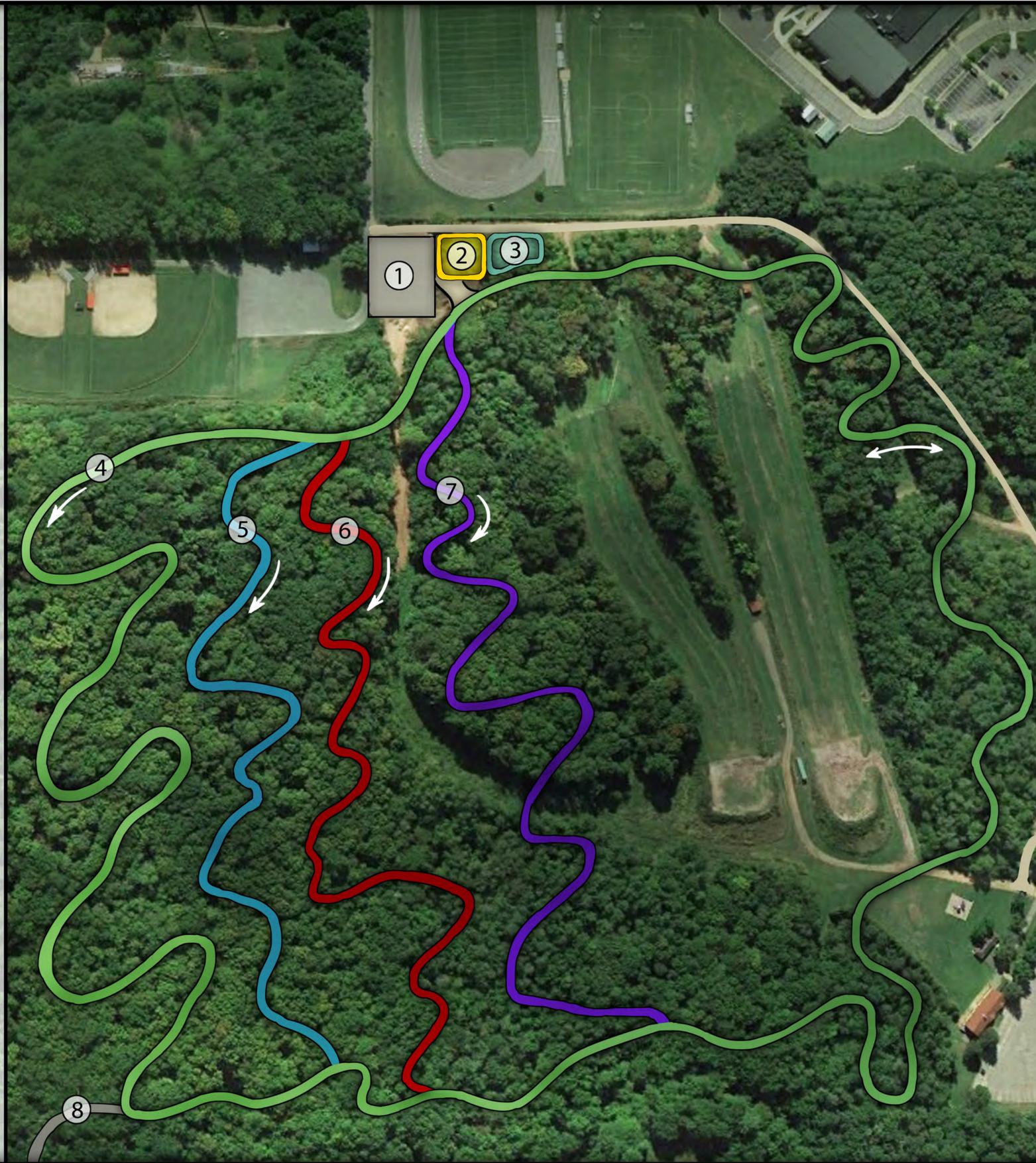
SKILLS AREA ③

Network of skills development features for beginner progression.



BEGINNER FLOW TRAIL & RETURN LOOP ④

Green Trail will serve as beginner flow trail on east side of park and then as a return for all other flow trails. Potential grooming for fat bike access in winter.



⑤ INTERMEDIATE FLOW TRAIL

Descending direction only with intermediate flow features.



⑥ ADVANCED FLOW TRAIL

Descending direction only with more advanced flow features.



⑦ EXPERT FLOW TRAIL

Descending direction only trail with expert level jumps/features.

⑧ FUTURE TRAIL ACCESS TO COMMUNITY

Potential link for community access in the Northeast corner of the park.



SYLVAN HILL BIKE PARK CONCEPT PLAN - 2.18.15



Family Pool Pass Definition and Fee Review by Community (2015 fee rates)

1. Appleton: Two adults, maximum, on a family pass. Everyone on the pass must live at the same residence. Two people = \$90, 3=\$110, 4 = \$130, 5 = \$145, 6 = \$155. They have a reciprocal agreement with Neenah and Menasha to honor their pool passes.
2. Chippewa Falls: One household only per pass. All must reside at the same address. A maximum of two adults per pass and they must be the parents or legal guardians of the children on the pass. No other limits. Family resident \$105; Non-resident \$120.
3. Eau Claire: All must reside at the same address. Their base rate includes a family of 3 with an additional charge of \$5 for each child. No more than two adults can be on the family pass. Additional adult children must buy an individual pass. They sell holiday passes from Dec to Jan 31 at a 20% reduction over base rates. They sell Early Bird passes at a reduction of \$15 off the base rates. They also offer a "Super Pass" for a \$5 surcharge and it is honored at Menomonie and Chippewa Falls outdoor pools. Res. Family is \$115. Non-resident family is \$170.
4. Green Bay: A family pass is limited to two adults with three children under the age of 18, or one adult with four children under 18. Resident Family \$95; Non res. Family \$174.
5. La Crosse: They define a family as a maximum of two adults with children under the age of 18. Family memberships do not include non-parental adults, babysitters or child care providers or grandchildren of the pass holders. Resident Family \$100; Non res Family \$200.
6. Marathon Area Swim Association (indoor): They define a family as adult members of the household who are married to each other. Children can still be in high school or college, but they must reside in the household. 12-month family \$312, 3-month fee \$104.
7. Neenah: They did not define what constitutes a family. Additional members could be added after 8 members at a fee of \$10 per addition. Passes bought by May 15 saved \$5.

Resident family of	2=\$70	Non resident	2 =\$95
	3=\$100		3=\$125
	4=\$125		4=\$150
	5=\$150		5=\$175
	6-8=\$175		6-8=\$200
8. Oshkosh: They defined family as limited to all family members who reside at the same address and use it as their permanent address. A family pass covers four members, with a maximum of two adults who can be parents, step-parents, or grandparents as long as they live at the same address, and two children. It can be one of the adults listed above and three children, or just four children. Additional family members can be added for a fee of \$10 per child. Passes purchased before May 29 were \$100. Passes purchased on or after May 29 were \$120.

9. Rothschild/Schofield: They did not define a family, except to say that additional family members beyond a total of seven have to buy individual passes at a cost for residents of \$68.50 and non-residents of \$94.95.

Resident family of	4=\$121.33	Non-resident	4=\$137.15
	5=\$131.58		5=\$147.70
	6=\$142.43		6=\$158.25
	7=\$152.98		7=\$168.80

10. Village of Weston: A family is limited to five per pass. Family residents before May 22 \$140. Family residents on or after May 22 \$160. Non-resident family pass bought before May 22 was \$160, on or after May 22 was \$180.

11. Wittenberg (indoor): A family is defined as children, under 18 years of age and their legal guardians residing under the same roof. An annual pass is \$190; a monthly pass is \$35.

Respectfully Submitted
Karyn J. Powers, Recreation Superintendent

PROJECT UPDATE

Memorial Pool

Above ground block work on the bath house has started. All masonry walls should be complete within three weeks. Concrete floors and walls for three of the five pool section have been poured.

Athletic Park Phase 2

Most of the foundation for the new concession/restroom/bleacher building are complete and concrete piers for the bleacher supports are underway. Excavation and footing for the new two story viewing deck should begin the week of October 5th.

Radtke Point Erosion Mitigation

Becher Hoppe has redesigned the project and it will be advertised October 5th with a bid opening on October 27th.