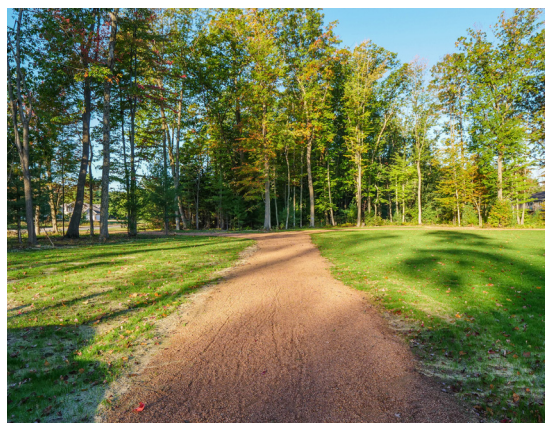


Quarry Park Master Plan



DRAFT | October 2025
Project No. 25.016

Oshkosh, Wisconsin



Prepared for:

City of Oshkosh Parks Department
805 Witzel Avenue
Oshkosh, WI 54902



Prepared by:

Rettler Corporation
3317 Business Park Drive
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October 2025

ACKNOWLEDGEMENTS

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City of Oshkosh City Council:

Matt Mugerauer, Mayor
Joseph Stephenson, Deputy Mayor
Karl Buelow, Council Member
Brad Spanbauer, Council Member
Jacob Floam, Council Member
Kris Larson, Council Member
DJ Nichols, Council Member

City of Oshkosh Advisory Park Board:

Tim Franz, Seat 1
Becky Metz, Seat 2
Lester Millette, Seat 3
Amy Davis, Seat 4
Jacob Floam, Council Rep.
Devon Hudak, Alternate 1
Steven Herman, Alternate 2

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Jenny McCollian, Revenue Facilities Manager

Rettler Corporation:

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Rebecca Ramirez, PLA

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A. Detailed Cost Estimate

1.0 INTRODUCTION

Quarry Park consists of property from three adjacent quarries that date back to the 19th century.

William Faber's Oshkosh Stone Company (50 feet deep) was the last quarry to close, operating until 1954. The City of Oshkosh then purchased or leased most of the land for sanitary landfills by 1962. By 1968, the three landfills had been filled and plans were made for grading, fencing, and adding park facilities.

In 2010, the city installed a vent system in the former quarry to safely manage methane levels.

In 2025 the city partnered with Rettler Corporation, a Stevens Point based landscape architecture, engineering, and design firm to create the following Quarry Park Master Plan.



*Aerial view captured in 1937, illustrating historical quarry activity.
Photo courtesy of the GeoData@Wisconsin, Aerial Photography, Winnebago County, WI 1937.*

Project Milestones

April 30, 2024 Quarry Park Listening Session

March 27, 2025 Quarry Park Discussion with DNR

May 1, 2025 Follow Up Meeting (virtual)

May 19, 2025 Neighborhood Input Meeting

July 28, 2025 Neighborhood Input Meeting 2

Sept 8, 2025 Advisory Park Board Presentation

Oct 21, 2025 Plan Commission Presentation

2.0 SITE ANALYSIS

Quarry Park is situated between Florida Avenue, Knapp Street, and W 17th Avenue, in the south-central part of the City of Oshkosh.

Parcel #: 91307010000

Size: 8.02 acres

Address: 925 Florida Avenue

The site is predominately composed of open green space with only a few trees, all of which are located along the perimeter. In consequence of its former usage and history of fill, the site is undulating and rather flat, though sloping gently toward the east. The western two thirds are roughly four feet above the eastern third, with some brief 3% and 4% slopes between them.

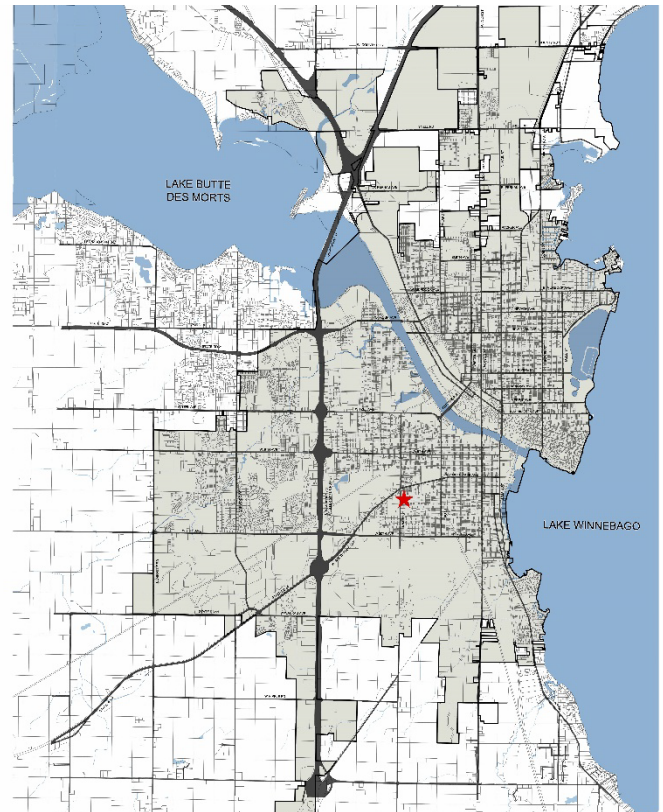
The lowest point is in the northeast corner. The highest point is at the southwest corner.

Access is either by car, with street parking along Florida Avenue and W 17th Avenue, or by foot utilizing the local sidewalks and road crossings.

According to the Wisconsin Department of Natural Resources Surface Water Data Viewer, there are no wetlands on the site, however there is one area of wetland indicator soils hatch in the middle of the eastern edge. A wetland delineation may be required before construction.

While the surrounding area is composed of 7314B2 Kewaunee Silt Loam according to USDA NRCS Web Soil Survey, it's uncertain what is actually in Quarry Park, given the site's history of fill.

Please refer to the following maps showing landfill limits, wetland indicator soils extents, and the site analysis.





EXISTING SITE KEYNOTES

- ① FORMER PARKING LOT
- ② FORMER PARK PAVILION
- ③ EXISTING PARK SIGN
- ④ EXISTING TREES 



CITY OF OSHKOSH
 QUARRY PARK ■ EXISTING SITE
 925 FLORIDA AVENUE ■ OSHKOSH, WI 54904



0' 40' 80' 120'
 RETTLER CORP. PROJECT # • 25.016
 DATE • 07.21



• 3317 BUSINESS PARK DRIVE, STEVENS POINT, WI 54482
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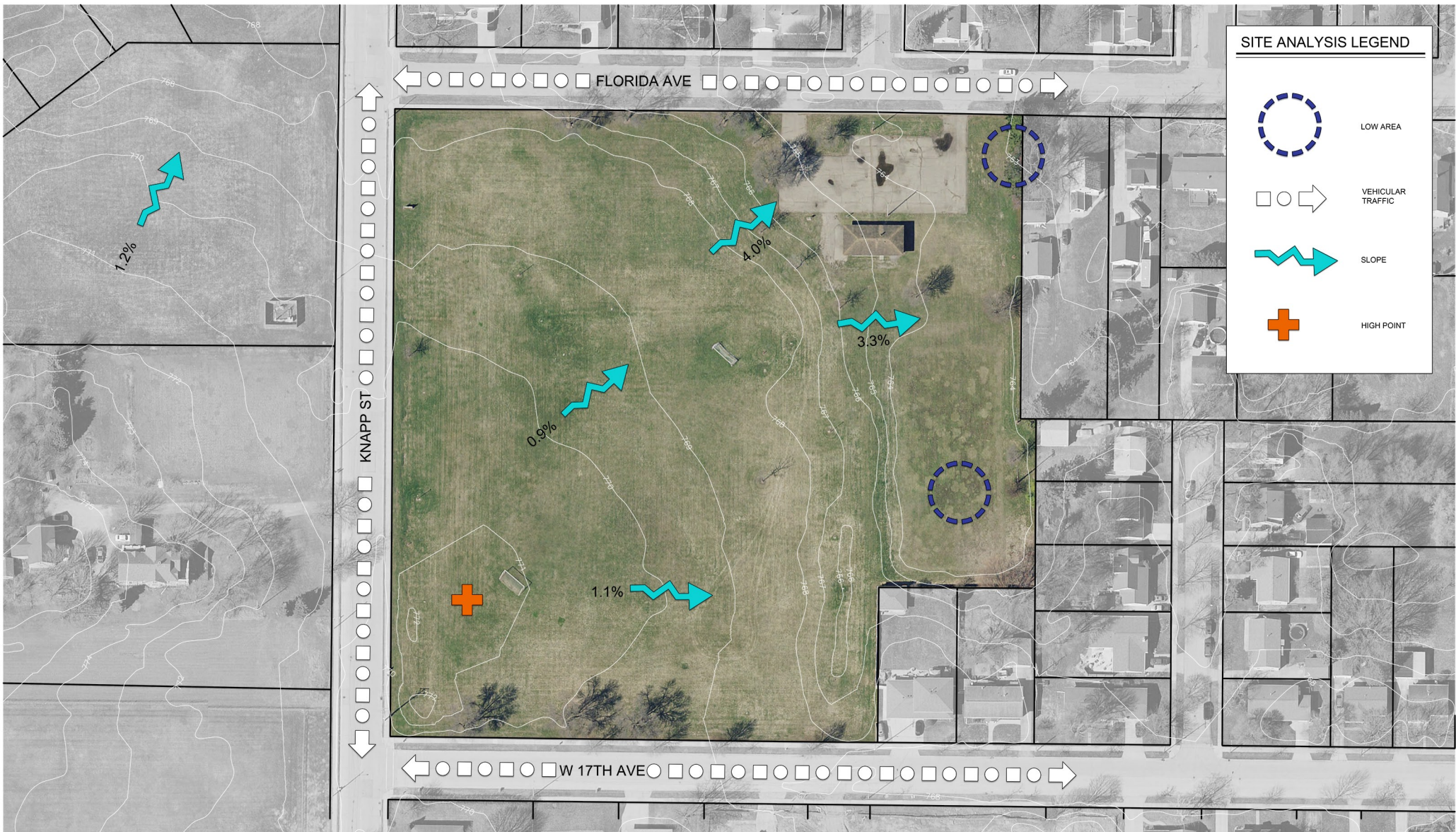
CITY OF OSHKOSH
 QUARRY PARK ■ WETLANDS & INLAND
 925 FLORIDA AVENUE ■ OSHKOSH, WI 54904



0' 40' 80' 120'
 RETTLER CORP. PROJECT # • 25.016
 DATE • 07.21



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SITE ANALYSIS LEGEND

-  LOW AREA
-  VEHICULAR TRAFFIC
-  SLOPE
-  HIGH POINT



CITY OF OSHKOSH
 QUARRY PARK ■ SITE A N
 925 FLORIDA AVENUE ■ OSHKOSH, WI 54904



0' 40' 80' 120'
 RETTLER CORP. PROJECT # • 25.016
 DATE • 0 7 . 2 1



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3.0 NEEDS ASSESSMENT

Several community input meetings were held with the neighborhood residents to listen to thoughts, concerns, and desires for the space.

The first meeting was held on April 30, 2024 with city parks staff, Paul Timm from AECOM, and several neighborhood association members. The parks director introduced the background, goals, and consultant. Then John Kneer with Rettler Corporation took the floor, describing the listening session and general park master planning process. After a brief presentation, he opened the discussion for comments and questions. Significant topics included the site history and constraints.



A review meeting was held with the DNR on March 27, 2025 to verify what was permissible and what would not be possible.

The second community input meeting was held May 19, 2025, in which various potential amenities were discussed and enough input gained to create two concept plans.

The third meeting was conducted on July 28, 2025 in which both concepts were presented and further input solicited. At this meeting, the group was unanimous in their decision that Concept 2, with some modifications, should become the base for the master plan. The Oshkosh Parks Department staff suggested some revisions as well.

After making these changes, a cost estimate was developed for the preferred concept, and both were presented to the Advisory Park Board on September 8, 2025.

4.0 MASTER PLAN DEVELOPMENT

CONCEPT 1

In this concept, 6-ft wide gravel trails form two large loops within the park. Entry trail connections, decorated with stone outcroppings and native plantings, connect each corner of the park to the loop. A central viewing area is positioned at the top of the 3-4% slope transition. Near the center of the site, an east-west 300'x150' mowed multiuse grass area is preserved for impromptu neighborhood games. Large parts of the site will be dedicated to naturalized prairie areas with educational signage. Site amenities include boulder seating and picnic tables. Existing trees are preserved and approximately nine additional trees will be added in areas well outside the landfill limits. A park identification sign will be placed near the northwest corner.

CONCEPT 2

In this concept, the 6-ft wide gravel trails intersect the park, connecting the corners and providing paths through the park. Access points with landscaped stone outcroppings remain at each corner of the park. The trails meet at the center of the site in a small loop decorated with more outcroppings and seating. A viewing area is positioned at the top of the 3-4% slope transition. The 300'x150' multiuse grass field area has been rotated to run north-south and is located in north-central part of the site. Naturalized prairie areas with educational signage are positioned to accommodate the paths and playing field. Site amenities include boulder seating and picnic tables. Existing trees are preserved and approximately twelve additional trees will be added in areas well outside the landfill limits. A park identification sign will be placed near the northwest corner.

MASTER PLAN

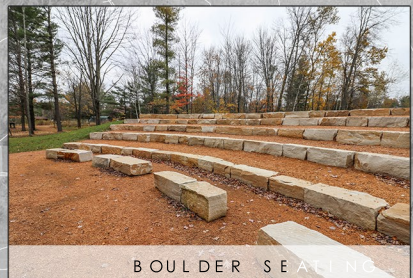
Concept 2 was preferred by a substantial margin. An intersecting trail through the park was selected in place of looped trails to better reflect community preferences and site accessibility goals.

Changes from Concept 2 included altering the prairie areas somewhat, revising some path connections, and the addition of musical play equipment to the center of the park, creating something unique for children to interact with and encourage creative play.

Construction may be phased, as funds allow.



- SITE KEYNOTES**
- ① TRAILS (GRAVEL, 6-FT WIDE)
 - ② ACCESS POINTS
 - ③ PICNIC TABLES
 - ④ BOULDER SEATING
 - ⑤ STONE OUTCROPPINGS (PLANTINGS AT ENTRY OUTCROPPINGS)
 - ⑥ NATURALIZED PRAIRIE AREA W/ EDUCATIONAL SIGNAGE
 - ⑦ VIEWING AREA
 - ⑧ 300'x150' MULTIUSE GRASS AREA (ACCOMMODATES U13/U19 SOCCER)
 - ⑨ PARK IDENTIFICATION SIGN
 - ⑩ TREE/SHRUB PLANTINGS
 - EXISTING TREE (APPROX. LOCATION)







5.0 COST OVERVIEW

The following site development cost ranges have been derived from 2024 actual project construction costs. Redevelopment may be phased; therefore, the total cost should be evaluated by both individual elements and their phasing potential.

Earthwork and Demolition	\$97,900.00
Utilities	\$15,000.00
Native Seeding Area	\$45,800.00
Walking Trails	\$58,400.00
Musical Play Equipment	\$32,100.00
Miscellaneous Amenities (Seating, Signage, Stone Outcroppings, etc.)	\$175,000.00
Construction Items Total	\$424,200.00
Contingency (at 10%)	\$42,500.00
Construction Estimate Subtotal	\$466,700.00
Geotechnical Borings	\$15,000.00
Project Soft Costs	\$39,670.00
Summary - Project Total	\$521,370.00

(See Appendix A for detailed cost estimate line items)

6.0 CONCLUSION

Quarry Park is an important resource to the surrounding community, as well as a memorial to Oshkosh's limestone quarrying legacy. Not far away is the Robert Lutz house, designed by architect William Waters using stone from the nearby Lutz-owned quarry.

The goal of the Quarry Park Master Plan is to transform the current open green space into a more functional park while addressing environmental concerns. Although Quarry Park's status as a former landfill precludes many of the usual park amenities, with careful planning and a creative approach, the space can be transformed into a peaceful and scenic environment with abundant trails for recreation.

The naturalized prairie areas offer a range of ecological and educational benefits. These areas will require minimal maintenance while supporting biodiversity, providing habitat for pollinators, birds, and other wildlife. At the heart of the park, a musical garden designed for children serves as an engaging and interactive centerpiece.

We believe that redeveloping Quarry Park, following the input and concepts included in this document, will result in Quarry Park's return to a focal point in the neighborhood and its continued position as an integral part of the City of Oshkosh Park System.

7.0 REFERENCES

- City of Oshkosh. Information about parks, boards and committees, and GIS information. Retrieved from URL:
 - <https://www.oshkoshwi.gov/>
- Oshkosh Parks Department. Ray Maurer, Parks Director, and other department staff and members, provided important information regarding the current needs and recommendations for the City of Oshkosh.
- USDA Natural Resources Conservation Service Web Soil Survey.
 - <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>
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 - <https://www.winnebagoountywi.gov/405/GIS-Department>
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- Wisconsin Department of Natural Resources. Surface Water Data Viewer. Retrieved from URL:
 - <https://dnrmapping.wi.gov/H5/?Viewer=SWDV>

APPENDIX

Appendix A

Detailed Cost Estimate

PRELIMINARY COST ESTIMATE

City of Oshkosh
Oshkosh, Wisconsin
September 2, 2025
Quarry Park Redevelopment
Rettler Project No.: 25.016



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Category Sub Total
EARTHWORK / DEMOLITION						\$97,900.00
1.	Mobilization	L.S.	1	\$38,500.00	\$38,500.00	
2.	General Demolition	L.S.	1	\$5,000.00	\$5,000.00	
3.	Strip and Remove Topsoil, 6-inch depth	S.Y.	2,880	\$8.00	\$23,040.00	
4.	Strip Topsoil, 6-inch depth	S.Y.	1,220	\$3.00	\$3,660.00	
5.	Place Screened Topsoil, 6-inch depth	S.Y.	1,220	\$3.00	\$3,660.00	
6.	Seed/Fertilize/Mulch Common Green Space (disturbed area along trails and outcroppings)	S.F.	25,000	\$0.50	\$12,500.00	
7.	Erosion Control	L.S.	1	\$10,000.00	\$10,000.00	
8.	Tracking Pad	EACH	1	\$1,500.00	\$1,500.00	
UTILITIES						\$15,000.00
9.	Stormwater Management Allowance	L.S.	1	\$15,000.00	\$15,000.00	
NATIVE SEEDING AREA						\$45,800.00
10.	Native Seeding Area (Seed/Fertilize/Mulch)	S.F.	91,600	\$0.50	\$45,800.00	
WALKING TRAILS						\$58,400.00
11.	Crushed Limestone @ 2" depth	S.Y.	2,880	\$8.00	\$23,040.00	
12.	Base Aggregate Dense, 1-1/4-Inch, 6" depth	S.Y.	2,880	\$10.00	\$28,800.00	
13.	Geotextile Fabric	S.Y.	2,880	\$2.25	\$6,480.00	
MUSICAL PLAY EQUIPMENT						\$32,100.00
14.	Musical Playground Equipment	PIECE	5	\$6,000.00	\$30,000.00	
15.	Concrete, 5-inch depth (equipment area)	S.F.	255	\$7.00	\$1,785.00	
16.	Dense Graded Base, 6-inch depth (equipment area)	S.Y.	31	\$7.00	\$218.17	
MISCELLANEOUS AMENITIES						\$175,000.00
17.	Site Furniture Allowance	L.S.	1	\$15,000.00	\$15,000.00	
18.	Site Outcropping Allowance	L.S.	1	\$125,000.00	\$125,000.00	
19.	Educational Signage Allowance	L.S.	1	\$10,000.00	\$10,000.00	
20.	Park Identification Sign	L.S.	1	\$15,000.00	\$15,000.00	
21.	Site Landscaping Allowance (trees and plantings)	L.S.	1	\$10,000.00	\$10,000.00	
SUMMARY						
CONSTRUCTION ITEMS TOTAL:						\$424,200.00
CONTINGENCY at 10%:						\$42,500.00
CONSTRUCTION ESTIMATE SUBTOTAL:						\$466,700.00
SURVEY & GEOTECHNICAL BORINGS						\$15,000.00
DNR PERMITTING & APPROVALS						TBD
PROJECT SOFT COSTS						\$39,670.00
SUMMARY - PROJECT TOTAL						\$521,370.00
Notes:						
Topographic Survey not completed at time of study. Existing base map may impact cost estimate.						
Geotechnical study not completed at time of study. Soil conditions may impact cost estimate.						