

**VILLAGE OF COTTAGE GROVE
PARKS, RECREATION AND FORESTRY DEPARTMENT
ACCESS AUDIT OF FACILITIES & PROPERTY**

SECTION I: AUDIT SUMMARY

SECTION II: TRANSITION PLAN

SECTION III: PARK AUDITS



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PREPARED BY THE VILLAGE PARKS, RECREATION
AND FORESTRY DEPARTMENT WITH ASSISTANCE FROM:



VILLAGE OF COTTAGE GROVE
PARKS, RECREATION AND FORESTRY DEPARTMENT
ACCESS AUDIT OF FACILITIES & PROPERTY

SECTION I: AUDIT SUMMARY



VILLAGE OF COTTAGE GROVE
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SECTION I: AUDIT SUMMARY

INTRODUCTION

The Americans with Disabilities Act, Title II requires physical accessibility assessments of all existing recreation facilities to determine whether there are elements that create physical barriers to individuals with disabilities. In 2017, the Village of Cottage Grove hired MSA Professional Services to assist with the evaluation of the Village's 11 public parks and Village Hall. This section of the report provides a summary of accessibility deficiencies observed at each of the 12 sites audited. Refer to Section II of the report for additional information on the Village's approach and timeline for corrective measures, commonly referred to as the Transition Plan.

METHODOLOGY

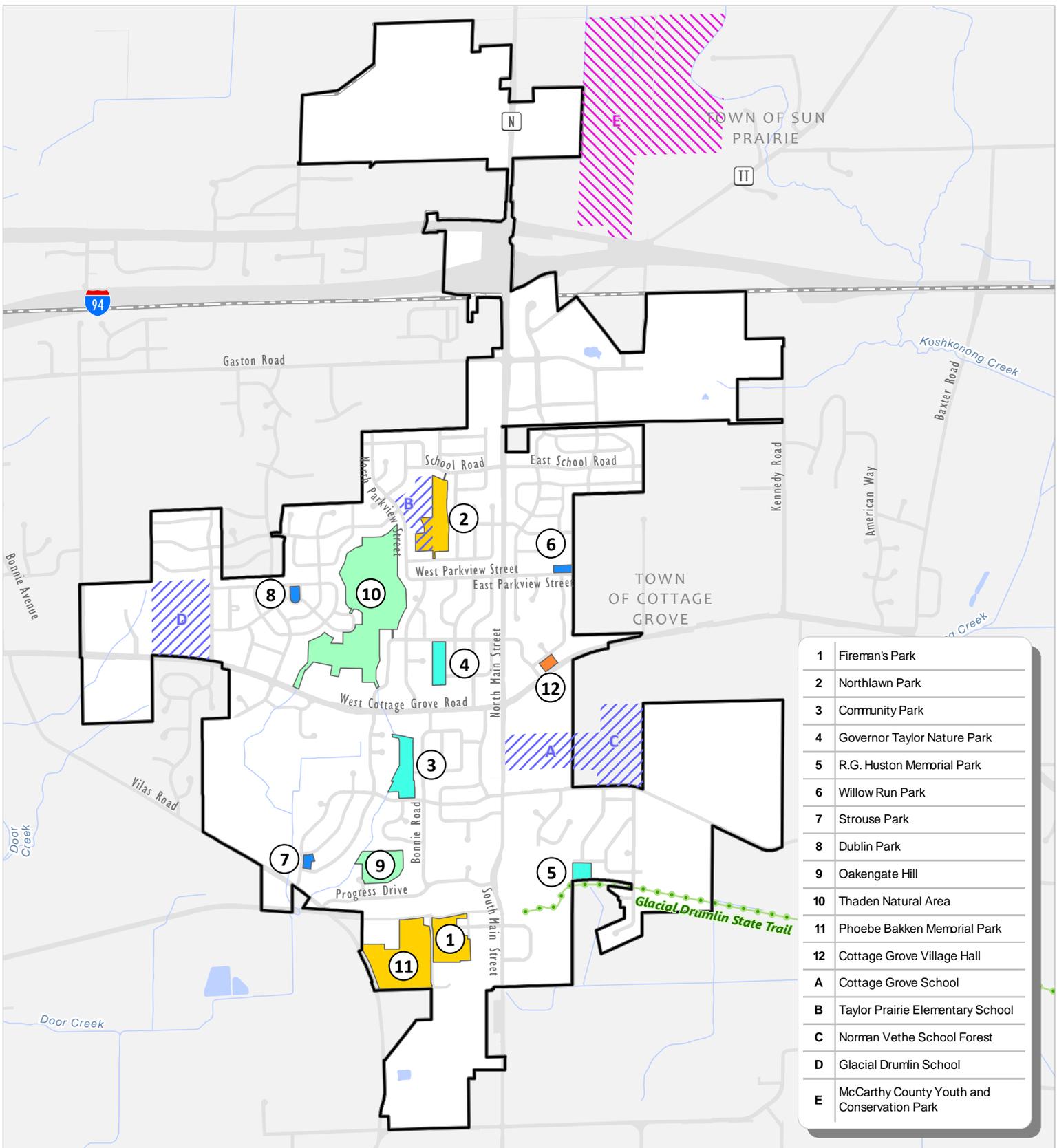
MSA's team of professional planners and architects conducted accessibility audits of 11 village parks and Village Hall during Summer of 2017. An audit report for each park (refer to Section III) was developed including the following information:

- Cover page, featuring:
- Aerial photo of the park facility
- Name of the park
- Facilities found at the park
- Approach & Entrance Checklist
- Playground Area Checklist
- Sports Activities & Miscellaneous Site Features Checklist
- Building & Restroom Checklist

Each checklist included the following information:

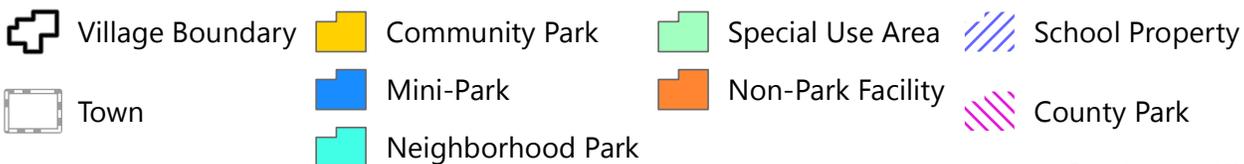
- Written description of the features being audited (e.g. parking lots, routes to play areas, recreational equipment, restrooms, drinking fountains, shelters, etc.)
- A check box describing whether the feature meets accessibility standards
- A space for field comments
- A space to reference digital images of specific deficiencies at each facility or property
- A space to reference the appropriate code citation
- A space to identify potential solutions to identified deficiencies

To complete the audits of recreational facilities, MSA utilized several existing checklists produced by the New England ADA Center, a project of the Institute for Human Centered Design and member of the ADA National Network. The checklists are based on the 2010 ADA Standards for Accessible Design, the Accessibility Guidelines of the Americans with Disabilities Act (ADAAG). For audits of buildings, MSA follows the American National Standard for Accessible and Usable Buildings and Facilities (ANSI A117.1). These standards are almost identical to the Americans with Disability Act Accessibility Guide (ADAAG). The primary difference between the two is that ADAAG is part of the overall ADA, which is federal civil rights legislation, while ANSI A117.1 is the accessibility standard adopted by the state of Wisconsin under the Wisconsin State Building Code and it is understood that this standard achieves ADA compliance.



Existing Park Facilities

Cottage Grove Parks ADA Study



Village of Cottage Grove
Dane County, WI

Data Sources:
Municipal Boundaries: Dane County
Roads: Dane County
Parks: Village
Waterbodies: USGS NHD



SUMMARY MATRIX

Table 2 on page 7 provides a broad overview of the results of the accessibility audit for each park. Major audit categories, Approach & Entry, Play Areas, Sports Activities, and Buildings are differentiated and further broken down into minor audit categories. A compliance assessment for each minor audit category is summarized as follows:

ND = No Deficiency Found (100% compliant)

LD = Low Level Deficiency (few, minor, easily correctable deficiencies exist)

HD = High Level Deficiency (many, major, or difficulty in correcting deficiencies exist)

NE = Non Existent (feature doesn't exist at the park)

The LD and HD categorization are subjective in nature, but are based on professional opinion. As an example, a restroom with an exterior door which shuts too quickly is considered a low level deficiency, as the door closer can be adjusted into compliance with minimal effort or cost to the Village. However, a restroom which lacks sufficient stall width may be considered a high level deficiency as remodeling interior spaces would be required to bring the restroom into compliance.

The purpose of the matrix is not to detail the extent of particular deficiencies but to provide at a glance a summary of how all the parks meet accessibility requirements. The summary matrix may be most beneficial in the development of the Transition Plan. For example, the Village may focus future corrective actions to particular parks where only a few existing deficiencies, or low level deficiencies, are observed.

INDIVIDUAL PARK DEFICIENCY SUMMARIES

The pages following the matrix provide bulleted summaries of deficiencies observed at each park, including general maintenance observations. More information about each deficiency, including pictures and potential solutions are available in Section III: Park Audits.

Village of Cottage Grove - Parks, Recreation and Forestry Department
Table 2: Park ADA Audit Matrix Summary

Audit Deficiency Checklist:				Approach & Entry			Play Areas								Sports Activities & Misc. Site Features				Restrooms and Shelters			Summary					
Map #	Name	Address	Acres	Parking Lot	Exterior Route	Curb Ramps	Accessible Route	Ground Level Play (GPC) Components	Accessible Route Connecting GPC	Elevated Play Components (EPC)	Accessible Routes Connecting EPC	Play Components	Accessible Routes to Transfer Systems	Ground Surfaces	Accessible Route to Sports Activities	Team or Player Seating	Site Furnishings (Tables and Benches)	Drinking Fountains	Shelter	Restroom	Concessions	Total ND	Total LD	Total HD	Total NE		
Community Parks																											
1	Fireman's Park	220 S. Grove St.	49	HD	ND	NE	HD	HD	HD	HD	HD	HD	HD	HD	HD	HD	HD	LD	HD	HD	HD	1	1	15	1		
2	Northlawn Park	900 N Parkview St	13	LD	LD	LD	No Play Area								HD	HD	LD	LD	LD	LD	LD	LD	0	8	2	0	
11	Phobe Bakken Memorial	4064 Vilas Road	28.5	LD	ND	NE	LD	LD	HD	LD	HD	LD	HD	HD	HD	HD	HD	NE	LD	LD	NE	1	7	7	3		
Neighborhood Parks																											
3	Community Park	460 Lori Ln.	8.8	LD	LD	NE	HD	HD	HD	HD	HD	HD	HD	HD	HD	HD	LD	LD	HD	HD	NE	0	4	12	2		
4	Governor Taylor Park	224 W. Oak St.	5	NE	HD	HD	No Play Area								NE	NE	HD	NE	NE	NE	NE	NE	0	0	3	5	
5	R.G. Huston Memorial Pa	400 Trillium Trl.	4	NE	HD	NE	HD	HD	HD	HD	HD	HD	HD	HD	HD	HD	LD	LD	HD	HD	NE	0	2	12	3		
Mini-Parks																											
6	Willow Run Park	403 E. Parkview St.	1.3	NE	LD	ND	HD	HD	HD	HD	HD	HD	HD	HD	HD	HD	HD	NE	NE	NE	NE	1	1	11	3		
7	Strouse Park	731 Weald Bridge Rd.	1.2	NE	HD	ND	HD	HD	HD	HD	HD	HD	HD	HD	HD	HD	HD	NE	ND	NE	NE	2	0	12	4		
8	Dublin Park	300 Bublin Cir.	1.3	NE	ND	HD	LD	LD	LD	LD	LD	ND	LD	HD	ND	ND	ND	NE	LD	NE	NE	5	7	2	4		
Special Use Areas																											
9	Oakengate Hill	n/a	10.3	NE	NE	NE	No Play Area								No Activity				NE			0	0	0	4		
10	Thaden Natural Area	n/a	36.6	NE			No Play Area								No Activity				NE			0	0	0	2		
Non-Park Facilities																											
12	Cottage Grove Village Ha	221 E. Cottage Grove Rd.	1.3	LD	ND	ND	No Play Area								No Activity				NE			ND	NE	3	1	0	2

Key		
ND	No Deficiency found	100% compliant
LD	Low level Deficiency	Few, minor, easily correctable deficiencies (ex. ADA Parking sign is missing or hung incorrectly)
HD	High level Deficiency	Many, major, or difficulty in correcting deficiencies (ex. Inaccessible play structure)
NE	Non Existent	Feature doesn't exist (ex. Play structure, parking lot etc...)

VILLAGE OF COTTAGE GROVE
PARKS, RECREATION AND FORESTRY DEPARTMENT
ACCESSIBILITY DEFICIENCY ASSESSMENT
SECTION I: AUDIT SUMMARY

FIREMAN'S PARK – SITE 1

ADDRESS: 220 S. GROVE STREET.

PARKING AND ACCESS DEFICIENCIES

- Additional accessible space required, one of two required spaces needs to be van accessible and marked as such.
- Aisles along existing accessible spot are too narrow.

PLAYGROUND, SPORTS AND MISC. SITE FEATURES DEFICIENCIES

- Accessible route does not connect to play components: ground level (swings) or elevated (play structure).
- No transfer platform or transition space to play structure.
- Surfacing not maintained to ADA requirements for turning and propulsion (ASTM F 1951-99).
- Bench in playground does not have an accessible pad (or access path).
- No accessible route to ballfield from parking lot.
- No accessible seating or space for wheelchair in dugouts.
- Building Deficiencies

North Restroom

- Concrete sidewalk leading from parking lot to the building is too steep at its west end where it curves and turns south.
- The perimeter sidewalk to open air pavilion slab and around the building has joints gaps in excess of ½ inch and locations of differential settlement between slabs in excess of ¼ inch.
- Toilet room signage is not accessible and is lacking braille and raised characters along with proper placement.
- Sidewalk to floor slab restroom entrance doors floor transitions are abrupt with sizable vertical transitions at door sills.
- Single Drinking Fountain with push button at 34 inches provides for wheelchair user but not standing person.
- The wall-hung serving counters are 36 1/8 inches; 34 inches maximum allowed.
- Lavatory sinks are at two different non accessible heights and mounted to infringe on the 18" door maneuvering door clearances.
- Disabled stalls are too small and lacking proper grab bars, toilet height and location; remodel toilet placement with new partitions to add one accessible stall.
- Toilet seat is too low.
- Urinal Flush valve too high.
- Sharps container is too high.

Concessions Building

- A nearby parking lot was not observed, but opportunities for a dedicated van-accessible stall seem to exist.
- Concessions entrance doors too narrow.
- Screen door configuration does not meet ADA.
- Paving to floor slab entrance doors floor transition are abrupt with sizable vertical transitions at door sills.
- Door hardware is not accessible.
- The floor slab have multiple cracks creating accessible barriers.
- Almost all work surfaces are at 36"; replace with 34" high surfaces.
- Sinks are not accessible.
- The clear accessible route through the area is infringe upon by equipment.

South Restroom

- Sidewalk to floor slab restroom entrance doors floor transitions are abrupt with sizable vertical transitions at door sills.
- The maneuvering space on the pull latch side of the entry is not adequate if doors are closed.
- Toilet room signage is not accessible and is lacking braille and raised characters along with proper placement.
- Light switches are too high.
- Lavatory sinks and faucets are not accessible.
- Toilet Compartments are not accessible.
- Women's south stall has two toilets; omit the south toilet, replace adjacent toilet with the south toilet located properly.
- Reconfigure men's bathroom.
- Add grab bars to both stalls.
- Women's mirror is too high.
- Sharps container is too high.
- The freestanding waste can infringe on the maneuvering space.

GENERAL MAINTENANCE ISSUES

- Equipment platforms are rusting.
- Gravel surface under spectator bleachers in uneven/loose.
- Pavement marking is faded.

NORTHLAWN PARK – SITE 2

ADDRESS: 900 N. PARKVIEW ST.

PARKING AND ACCESS DEFICIENCIES

- Signage for accessible space is mounted too low.
- Curb cut at accessible route has settled 5/8".
- Accessible space is not sized for van parking.

PLAYGROUND, SPORTS AND MISC. SITE FEATURES DEFICIENCIES

- No accessible route to softball fields (Field 1 and 2).
- No accessible route to basketball court.
- No accessible route to soccer fields. Sidewalks from neighborhood end above slope.
- Team seating is not accessible (Field 1 and 2).

BUILDING DEFICIENCIES

- Transition at entrance to restrooms greater than allowable height difference.
- Room signage is not accessible and is lacking braille and raised characters along with proper placement.
- Men's toilet seat height is too low.
- Lavatory Sinks; Insulate the waste drain and supply lines.
- Sharps container is too high.
- No vertical grab bars.
- The loose waste can infringes on the sink access area.
- Clothes hooks at toilet partitions are too high.
- Transition at entrance to storage/mechanical room greater than allowable height difference.
- The utility sink is not accessible and has twist faucets.
- The counters are at 36", accessible work surfaces should be at 34".
- There is not a knee space at countertop mounted sink and the sink is 2" too high.

GENERAL MAINTENANCE ISSUES

- Picnic table seat is bent. Surface is faded and beginning to rust.

COMMUNITY PARK – SITE 3

ADDRESS: 460 LORI LANE

PARKING AND ACCESS DEFICIENCIES

- Accessible parking space is not signed, no van accessible space provided.
- Sidewalk has settled around picnic shelter.

PLAYGROUND, SPORTS AND MISC. SITE FEATURES DEFICIENCIES

- Accessible route does not extend to play structure.
- No accessible route to swings.
- Asphalt is settling at edges, exceeds cross slope for accessible routes.
- Play structure does not have transfer point.
- Accessible route to play structure does not provide adequate turning space.
- Ground features are not on accessible route.
- Surfacing not maintained to ADA requirements for turning and propulsion (ASTM F 1951-99).
- No accessible route to baseball field.
- No accessible route to team seating.
- Surface around bench is not accessible.
- Braces on picnic tables restrict knee clearance below standard.

BUILDING DEFICIENCIES

- The concrete slab under the shelter has some large joints gaps in excess of ½ inch.
- Toilet Room signage is mounted on the door verses the wall.
- Sidewalk to floor slab restroom entrance doors floor transitions are abrupt with sizable vertical transitions at door sills.
- Single Drinking Fountain with push button at 36 inches provides for wheelchair user but not a standing person.
- Restroom sink too low.
- Insulated piping and offset trap required below.
- Metered faucets shall be adjusted to activate for at least 10 seconds.
- Disabled stalls are too small and lacking proper grab bars, toilet height and location.
- Men's urinal flush valve too high.
- The bottom edge of the Men's mirror is at 53", shall be 40" maximum.

- The loose waste can infringes on the sink or paper towel access area.
- The power outlets are above the 48" reach-range.

MAINTENANCE ISSUES

- Play structure platforms are worn and rusting.
- No accessible route to spectator seating. (Not an ADA requirement.)

GOVERNOR TAYLOR NATURE PARK – SITE 4

ADDRESS: 224 W. OAK ST.

PARKING AND ACCESS DEFICIENCIES

- No curb cut or accessible route from on-street parking.
- (No off-street parking provided.)

PLAYGROUND, SPORTS AND MISC. SITE FEATURES DEFICIENCIES

- Picnic tables are not on accessible route.
- Benches are not on accessible route.

MAINTENANCE ISSUES

- Trail is overgrown with weeds, needs to be top dressed.

R.G. HUSTON MEMORIAL PARK – SITE 5

ADDRESS: 400 TRILLIUM TRAIL

PARKING AND ACCESS DEFICIENCIES

- Exterior access route is loose gravel.
- (No off-street parking provided.)
- **Playground, Sports and Misc. Site Features Deficiencies**
- No accessible route to play area.
- No accessible route to ground level play.
- Play structure transfer platform is not accessible, and clearance is insufficient.
- Surfacing not maintained to ADA requirements for turning and propulsion (ASTM F 1951-99).
- No accessible route to volleyball courts.
- No accessible route to basketball court.
- No accessible route to softball field.
- Beach seat height is above standard.

BUILDING DEFICIENCIES

- The Toilet Room signage is mounted on the door verses the wall.
- Faucets require replacement for larger levers or automatic sensors or mechanical metered push buttons.
- Trap and supply lines require offset and if there is hot water they require insulation.
- Disabled stalls are too narrow and shallow, reconfigure partition.
- Vertical grab bar needed.
- Sharps container is too high.
- Paper towel dispenser above the 48" reach range.
- The loose waste can infringes on the sink or paper towel access area.

MAINTENANCE ISSUES

- None identified.

WILLOW RUN PARK – SITE 6

ADDRESS: 403 E. PARKVIEW ST.

PARKING AND ACCESS DEFICIENCIES

- No passing area on accessible route.
- Cross slope on accessible route exceeds standard.
- Drainage path crosses accessible route (sediment impedes circulation).
- (No off-street parking provided.)

PLAYGROUND, SPORTS AND MISC. SITE FEATURES DEFICIENCIES

- No accessible route to swings.
- Accessible route to play area is too narrow.
- Surfacing not maintained to ADA requirements for turning and propulsion (ASTM F 1951-99).
- No accessible route to basketball court.
- No accessible route to bench or tables.

MAINTENANCE ISSUES

- Wood chip play surface is worn and saturated in spots.
- Basketball court surface is worn and cracked. Weeds growing in pavement.
- Drainage path crosses accessible route (sediment impedes circulation).

STROUSSE PARK – SITE 7

ADDRESS: 731 WEALD BRIDGE ROAD.

PARKING AND ACCESS DEFICIENCIES

- There is not a dedicated disabled parking stall on the street.
- There is not an accessible path to the Gazebo shelter.
- (No off-street parking provided.)

PLAYGROUND, SPORTS AND MISC. SITE FEATURES DEFICIENCIES

- No accessible route to play structure transfer platform.
- No accessible route to ground level play.
- No accessible route to swings.
- Surfacing not maintained to ADA requirements for turning and propulsion (ASTM F 1951-99).
- No accessible route to benches.
- No accessible route to bench or tables.

MAINTENANCE ISSUES

- Play surface is worn and saturated in spots.
- Handrail mounts are broken and need to be replaced.

DUBLIN PARK – SITE 8

ADDRESS: 300 DUBLIN STREET

PARKING AND ACCESS DEFICIENCIES

- There is not a dedicated disabled parking stall on the street.
- The existing curb ramp to the street does not have a compliant detectable warning.
- Storm sewer inlet crosses accessible route (openings exceed ½”).
- (No off-street parking provided.)

PLAYGROUND, SPORTS AND MISC. SITE FEATURES DEFICIENCIES

- Accessible route does not extend to swings.
- Accessible route does not extend to play structure transfer platform.
- Surfacing not maintained to ADA requirements for turning and propulsion (ASTM F 1951-99).

BUILDING DEFICIENCIES

- The power outlets are above the 48" reach-range

MAINTENANCE ISSUES

- Cracked pavement at curb cut.

OAKENGATE NATURE PARK – SITE 9

ADDRESS: N/A

DEFICIENCIES

- No auditable features

MAINTENANCE ISSUES

- Trails are overgrown.

THADEN NATURAL AREA – SITE 10

ADDRESS: N/A

DEFICIENCIES

- No auditable features

MAINTENANCE ISSUES

- No improvements.

PHOBE BAKKEN MEMORIAL PARK – SITE 11

ADDRESS: 4056 VILAS ROAD

PARKING AND ACCESS DEFICIENCIES

- No van accessible space provided.

PLAYGROUND, SPORTS AND MISC. SITE FEATURES DEFICIENCIES

- Accessible route to play area is worn below pavement edge.
- Accessible route to play area is worn below ramp surface.
- Surface between play elements is worn, wood chips displaced by sand.
- No accessible route to soccer fields/ team seating.
- Benches in play area are too high.
- Braces on picnic tables restrict knee clearance below standard.

BUILDING DEFICIENCIES

- The concrete slabs with shade structure do not have an accessible route through the grass leading to them.
- Portable toilet is not accessible nor an accessible route through the grass leading to it.

MAINTENANCE ISSUES

- Erosion/wear at edge of pavement.

COTTAGE GROVE VILLAGE HALL – SITE 12

ADDRESS: 201 E. MAIN ST.

PARKING AND ACCESS DEFICIENCIES

- The van accessible stall shall be 11 feet wide.
- Assistive listening system not provided.

MAINTENANCE ISSUES

- Upgrade entrance doors with automatic openers.