

Sunrise Park

Master Plan and Report

February, 2011

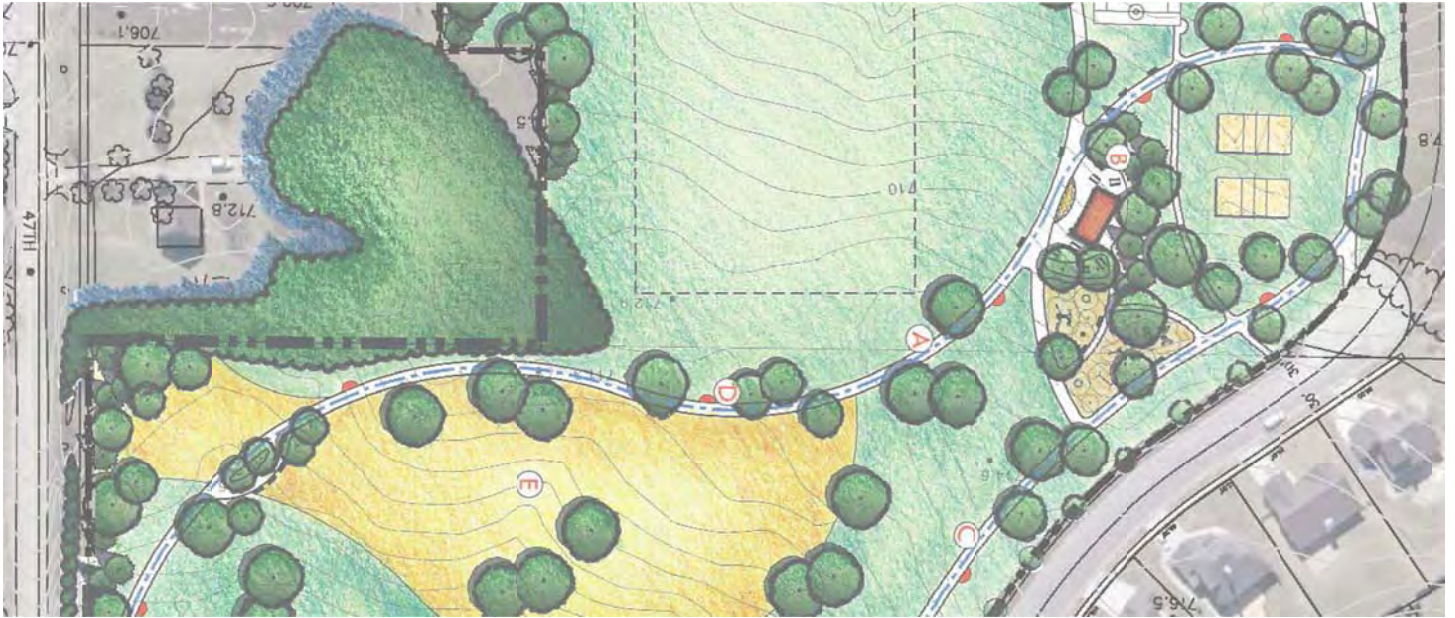


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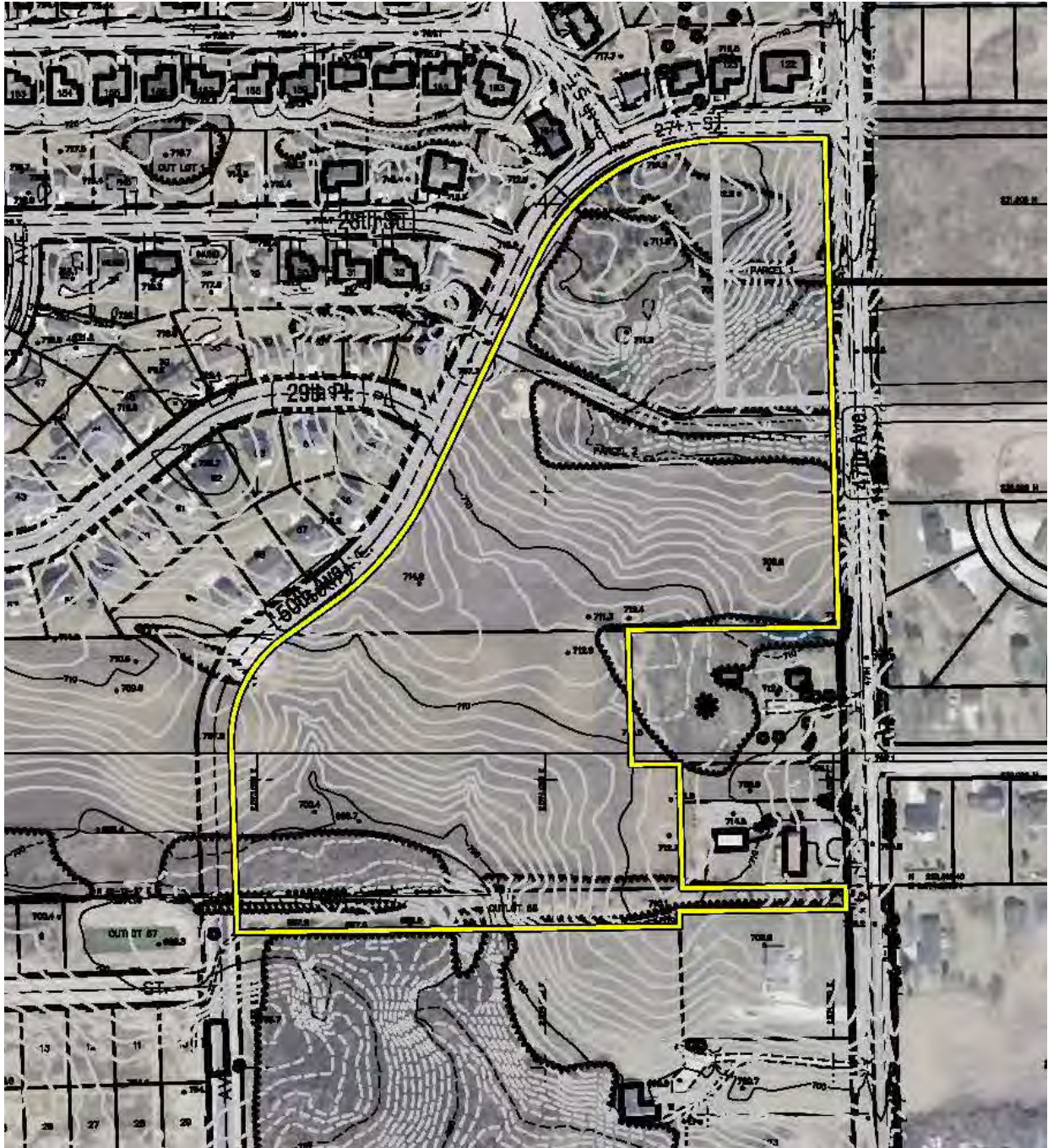


Image 1 - Sunrise Park Boundary - SAA

Master Plan for Sunrise Park Kenosha, WI

Introduction

The following memorandum summarizes the process, findings, and recommendations of the Master Plan for Sunrise Park. Exhibits referenced in this report are attached at the end of the document (**Exhibits A-L**).

History

The Stonefield (1999), Walnut Grove (2000), Stone Creek (2005), Raven Hill Estate (1990), Joslyn Gardens (1986), Ellison/Stahl (1980) and Rosewood (1990) subdivisions are located within the Hillcrest Neighborhood (adopted Neighborhood Plan-1992) in Kenosha, Wisconsin. This area lies between Green Bay Road and 47th Ave. There are a total of 487 lots within these seven subdivisions and assuming full build-out and 2.54 people per household (Census 2000), a combined estimated population of 1,237 people. In 1993, the St. Peters neighborhood plan was adopted which includes the residential and institutional lands between 47th Ave. and 30th Ave. This area nearly doubles the number of residential lots and ostensibly estimated population. While significant barriers exist (47th Ave. and 39th Ave.) between these rooftops and the proposed Sunrise Park, potential roadway crossing improvements could be investigated to enhance the safety for these potential park users. The St. Peters conservancy park/stormwater detention facility, Hillcrest School, and Bullen Middle School (Kenosha Unified School District) are also located within this area. During the Hillcrest neighborhood planning process, approximately 21 acres was set aside for a neighborhood park. A portion of this open space area was initially developed in 2006 and included a small playground area. The remainder of the parcel is predominantly vacant and is used by neighborhood residents for hiking and dog walking. See **Image 2** for subdivision boundaries.

In 2010, the City contracted with Schreiber/Anderson Associates, Inc. (SAA), a Madison-based landscape architecture and planning firm, to develop a Master Plan for the existing site that would utilize the natural advantages of the site, provide for public recreational uses, encourage gatherings and social interaction among neighborhood residents, and connect the park to adjacent area properties and community destinations. This master planning process was completed as part of a citywide analysis of the park system (Comprehensive Outdoor Recreation Plan) also conducted by SAA. Sunrise Park is currently classified as a mini-park, but with the proposed park improvements, it will be re-classified as a neighborhood park. This change in classification will provide a greater range of recreational amenities and level of service (LOS) for area residents.

Planning Area

Image 1 delineates the boundaries of the 21 acre site (most of which is currently vacant). The planning area is located in the northwest quadrant of the city just west of 47th Avenue. The parcel is also bordered by 50th Avenue and 27th Street. **Exhibit A** provides an Area Context Map that shows the relationship of the subject property to the city and the surrounding area.

Site Analysis and Assessment

Exhibit B graphically illustrates the conceptual analysis of the existing site that was used to prepare the Master Plan. Existing conditions information was gathered from various sources including Kenosha County GIS data, existing adopted city and county plans, and field observations performed by SAA staff. The existing plans and studies included:

- City of Kenosha Comprehensive Plan (2010)
- City of Kenosha Bicycle Plan (2005)
- St. Peters Neighborhood Plan (1993)
- Hillcrest Neighborhood Plan (1992)

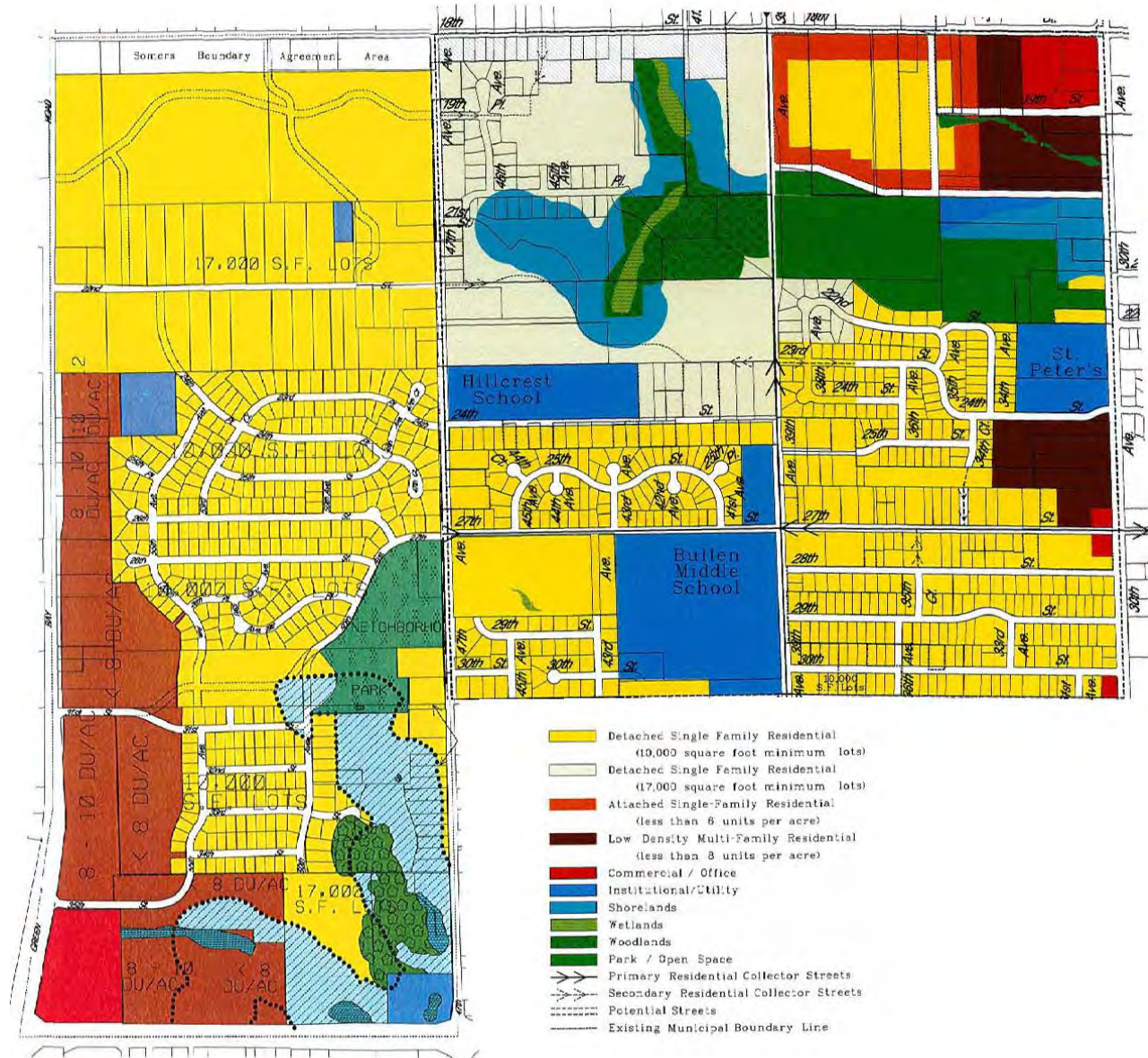


Image 2 – Hillcrest Neighborhood Plan – City of Kenosha

Site Survey Summary

The site survey included a detailed inventory of existing site amenities, vegetation types, drainage patterns, and other conditions. The site is gently rolling with a mix of open grass land and wooded areas. The open grass land was most likely cleared and contains the remains of the spoils from construction of the neighborhood. It has been graded to shed stormwater into adjacent tributaries. Slopes in this area range from 2-8%. The wooded area contains a mix of tree species including white pine, box elder, maple, mulberry, spruce, ash, and black cherry. There is a large concentration of invasive understory vegetation that should be systematically removed and replaced with native species. The small drainage ditch on the south side should be avoided during construction. Roughly $\frac{3}{4}$ of the existing site drains in this direction. New grading and drainage patterns will improve the overall system and should incorporate pretreatment options such as bioswales and infiltration pockets.

The team also observed remnants of an old farmstead in the wooded area. A concrete silo foundation and retaining walls have been used for graffiti and for inappropriate gathering and illegal activities (anecdotal). The silo structure was removed during this planning process as a recommended immediate action item. Some old farm implements were also discovered in the ditch lines and overgrown underbrush. A small area adjacent to the roadway contains a park identification sign, swing set, benches, trash receptacles, metal slide, sand box, and a merry-go-round. All play structures are situated in a mulch surface area.



Image 3 – Existing Site Photos – May 2010



Image 4 – Existing Site Photos – May 2010

Public Process

The Master Plan for Sunrise Park was prepared with input from elected city officials, Park Commission, members of the community, and city staff. The following is a schedule of meetings held during the planning process:

Meeting No. 1: Start-Up Meeting – Friday, April 16, 2010

Meeting No. 2: Public Information and Design Charrette Meeting – Wednesday, May 19, 2010

Meeting No. 3: Public Informational Meeting #2 – Wednesday, July 28, 2010

Meeting No. 4 City Staff Review Meeting – Wednesday, October 6, 2010

Meeting No. 5 Final Public Presentation – January 25, 2011 (PIM #2 CORP)



Image 5 - Community residents discussing potential development options – May 2010

The first public information meeting was held on a Wednesday evening at Bullen Middle School (May 2010). Approximately 30 community residents attended the meeting and it was structured around four components. The first exercise asked participants to list three things about the property that should be preserved or enhanced and three concerns or issues that should be addressed. The second exercise asked residents to express their vision of the park ten to twenty years in the future. Elements discussed include landuse, aesthetics, and opportunities. The third exercise was an interactive visual preference survey in which participants were asked to make selections of preferred park amenities and non-preferred amenities. Image boards contained photographs of various types of activities, themes, and character to which a green (preferred) or a red (non-preferred) sticker was affixed. The final component of the PIM separated the audience into two groups in order to better facilitate a focused discussion. SAA staff

facilitated each group and led a schematic design charrette bases on the input from prior exercises. At the end of the two hour process, each group presented their finished concepts.



Image 6 – Visual Preference Boards helped participants identify preferred park elements. – May 2010

Based on the results from this meeting, SAA prepared two concept options for the park and submitted plan drawings and estimates of probable construction costs to city staff in June of 2010. These concepts were reviewed and comments returned to SAA prior to the city sub-area public information meetings held in August. The two concepts (**Exhibits C and D**) were presented to the attendees and posted on the city website for three weeks. Residents were asked to submit comments and preferences to city staff via email.

Development Program

During the May PIM, the following issues and concerns for the park were identified:

- Lighting/security
- Traffic
- Easy access for everyone
- Preserve as much green space as possible
- Preserve wildlife habitat
- Access from east of 47th Ave

- Gang activity
- Silo foundation (remove)
- No soccer or softball
- No lighting necessary
- Graffiti
- Fornication
- Dog waste
- Noise

The following hopes and opportunities were also identified:

- Proximity to a neighborhood w/ large group of kids
- The area will be preserved as open space
- Size of park
- Wildlife habitat
- Rolling hills
- Family feel
- Maintain trees
- Natural look
- Mowed lawn
- Wildflowers
- Modern lighting
- Rustic look

A summary memo from the site analysis and initial public input process helped establish the park development program. The following uses were identified for the park:

- Walking path from Rosewood neighborhood (behind Bullen)
- Basketball courts
- Baseball fields
- Multi-use paths
- Dog Park
- Restrooms
- Water
- Play areas for different age groups
- Tennis courts
- Multi-Use fields
- Natural pond fishing
- Flexible open space
- Shelter for gathering space
- Benches
- Fountain
- Activities for all ages
- Additional play structures
- Exercise stations/path
- Picnic shelters
- Performance Space

Master Plan Recommendations

The conceptual Master Plan (**Exhibit E**) was prepared to demonstrate the project goals, themes, and recommendations established by the city and consultant team. The concept provides a clear direction for future development of this parcel. The Master Plan includes the following features:

- Open air shelter and small plaza area
- Expanded playground area
- Half court basketball court
- Sand volleyball courts
- Multi-use athletic field
- Multi-use trail system
- Prairie plantings
- Council ring and contemplation space
- Bicycle and pedestrian connections to adjacent neighborhoods

Recreational Use Summary

Shelter and plaza area

This will most likely be the most frequented area of the site. The shelter area should provide a variety of seating options including picnic tables and benches, sized approximately 20' x 40' to accommodate casual gatherings. The southeast facing orientation of the shelter and landscape treatments as shown on the Master Plan will provide screening from the prevailing northwest winds. The shelter is also positioned to maximize solar gain during morning hours and benefit from shade provided by new tree plantings during the hot afternoon sun. Construction materials could include wood timbers, stone columns, and arched or A-frame roof lines. This facility should be fully ADA accessible and provide electric and drinking water amenities. Permanent grills and picnic tables located in the spaces adjacent to the shelter would provide visitors with cooking options for family gatherings and picnics. Ensure that these facilities are located far enough away from the shelter to prevent any unwanted activity such as fire or vandalism. Landscape



Image 7 – Proposed character for new shelter - SAA

plantings strategically spaced around the picnic area helps to provide a sense of privacy and intimate spaces. The existing playground structures should be relocated and expanded to provide play options for children of all ages. Typical structures are designed for two separate age groups (2-5 years, 5-12 years) and both should be accommodated. Safety surfacing should be placed to a safe depth and will vary depending on surface type (mulch is recommended). Additional open space areas within the proximity of the shelter area should include sand volleyball courts, half court basketball court, and space for other informal games such as bocce ball or frisbee.

Multi-use athletic field area

A large open green space should be created and graded to accommodate pick-up soccer, frisbee, or flag football games. Approximate size of this area should be at a minimum 250'x400'. This footprint will also allow for informal kickball or softball games provided a small backstop is installed. Slopes for this area should be 1-2%.



Image 8 – Proposed character for multi-use field area - SAA

Trail System

A multi-use trail is proposed throughout the park. The main loop is approximately 1/2 mile in length and should be marked for distance walkers and joggers. 10 exercise stations are proposed along this main path providing users with an outdoor fitness course. Several alternate trails connect to adjacent neighborhood sidewalk systems as well as a future connection crossing 47th Avenue to the east. The existing wooded area contains some desire line trails which could be improved to provide a passive walking opportunity through the pine and maple forest area. A council ring and contemplation space could be constructed out of natural materials to enhance the existing open area amidst the tall pines on the western corner of the area.



Image 9 – Proposed character for fitness circuit

A proper multi-use trail should have a minimum width of 10' to accommodate pedestrians and bicyclists. While the entire network is not proposed to accommodate all user groups, the main segments of the corridor should meet this standard. Asphalt sections should be constructed with 3" of bituminous surface over an 6" base course. The crushed limestone or mulch segments should be a minimum of 6" thick with tapered shoulders. Mulch paths can be easily maintained and top dressed by volunteer or city staff efforts as needed.



Image 10 – Proposed character for main trail system
- SAA



Image 11 – Typical design standards for main trail system – SAA 2010

Natural area restoration

The existing wooded area offers park users a quiet natural setting to walk, observe wildlife, and retreat from neighborhood noise. Efforts should be made to preserve and restore native vegetation while removing invasive plant species. The removal of some of the underbrush will also enhance sight lines from the neighborhood into the woods improving visibility and safety for users. Clearing should be coordinated to ensure proper species removal and avoid clear cutting. During this process, any farmstead remnants should be removed to allow the forest to recover. These rubble remains also attract unwanted activity to the park area. A small council ring could be constructed in the circle of pine trees to promote informal gathering and contemplation space. Natural materials such as reclaimed wood or stone should be utilized to deter vandalism. A looped mulch trail system through the woods allows those park users who prefer a soft surface for walking or jogging the opportunity to extend their fitness loop.

The large open space extending north from the crest of the existing hill is proposed to be restored to native prairie land. A management plan should be implemented to include initial vegetation removal, native species planting, and prescribed burns or mowing until a healthy and vigorous prairie is established.

Landscape trees, shrubs, and other perennial planting areas should be incorporated into the park area to provide shade, privacy, and overall aesthetic enhancement for park users. Mixtures of native and ornamental species should be utilized to maximize seasonal interest and variety.

Preliminary Budget

A preliminary budget was prepared for the Master Plan as part of this process. This budget reflects 2010 materials and labor estimates and should be verified based on detailed design and engineering when development occurs. This plan was also reviewed by a local construction firm for verification of constructability and accuracy of construction costs. Refer to **Table A** for the estimate of probable construction costs.

Item	Qty.	Unit	Unit cost	Item Total	Comments
Demolition					
1	1	ls	\$5,000.00	\$5,000.00	
2	1	ls	\$20,000.00	\$20,000.00	
3	1	ls	\$40,000.00	\$40,000.00	
4	1	ls	\$15,000.00	\$15,000.00	Thinning/clearing in wooded areas
5	1	ls	\$5,000.00	\$5,000.00	
Total				\$85,000.00	
Hardscape					
6	990	ton	\$50.00	\$49,500.00	3" asphalt 10' wide path
7	2,750	ton	\$10.00	\$27,500.00	8" depth compacted aggregate base
8	940	sy	\$4.00	\$3,760.00	Crushed gravel path, 6' width
9	1	ls	\$7,500.00	\$7,500.00	Gathering area with recycled/reused materials
9	2,900	sf	\$12.00	\$34,800.00	Decorative pavement around shelter
Total				\$123,060.00	
Athletic Facilities					
10	233	sy	\$12.00	\$2,796.00	Basketball court pavement and base
11	1	ls	\$2,500.00	\$2,500.00	
12	110	cy	\$35.00	\$3,850.00	6" depth
13	1	ls	\$2,000.00	\$2,000.00	Nets and posts
Total				\$11,146.00	
Site Amenities					
14	1	ea	\$50,000.00	\$50,000.00	Open air, stone and wood shelter
15	215	cy	\$16.00	\$3,440.00	10" depth mulch
16	1	ls	\$100,000.00	\$100,000.00	Comprehensive layout for ages 2-12
17	1	ls	\$60,000.00	\$60,000.00	Pedestrian, parking and security lighting
18	11	ea	\$1,000.00	\$11,000.00	City standard
19	7	ea	\$1,000.00	\$7,000.00	City standard
20	4	ea	\$800.00	\$3,200.00	City standard
21	1	ls	\$15,000.00	\$15,000.00	City standard wood sign with landscaping
22	1	ls	\$25,000.00	\$25,000.00	Variety of stations, paved surface
23	1	ea	\$2,500.00	\$2,500.00	
Total				\$277,140.00	
Utilities					
24	220	lf	\$35.00	\$7,700.00	Service to drinking fountain
25	220	lf	\$36.00	\$7,920.00	Service to drinking fountain
Total				\$15,620.00	
Landscape					
26	460,600	sf	\$0.10	\$46,060.00	Seed and mulch
27	95,390	sf	\$0.25	\$23,847.50	Seed and mulch
27	1	ls	\$80,000.00	\$80,000.00	Includes mulch and bed preparation
Total				\$149,907.50	
Total				\$661,873.50	
15% Contingency				\$99,281.03	
				\$761,154.53	

Table A – Cost Estimate – SAA 2010

Implementation

Implementation of Sunrise Park will most likely be phased over several years. Following the adoption of the plan, efforts should be made to implement the first phase of the park within 1-2 years. Considerable energy and excitement was generated within the neighborhood and community about this new park facility, and momentum should be continued. Phase 1 would logically include the plaza, new shelter, relocation and expansion of the playground, basketball court, open space field grading, and initial trail development. The second phase should include the fitness equipment, secondary trail system, prairie restoration, council ring, volleyball courts, and woodlot clearing/reforestation. The multi-use trail connection to the south is very important and should be completed as soon as possible to provide residents full access to this new open space amenity. The east trail connection to 47th Street should not be completed until safe pedestrian crossing facilities are installed on 47th.

Funding for implementation is allocated in the 10 year CIP, but alternate funding sources could be realized including grants, private donations, cooperative agreements with local educational institutions, etc.

Appendix

Exhibit A – Area Context Map

Exhibit B – Site Analysis

Exhibit C – Concept A

Exhibit D – Concept B

Exhibit E – Master Plan

Exhibit F – Visual Preference Survey Results: Recreation

Exhibit G – Visual Preference Survey Results: Recreation

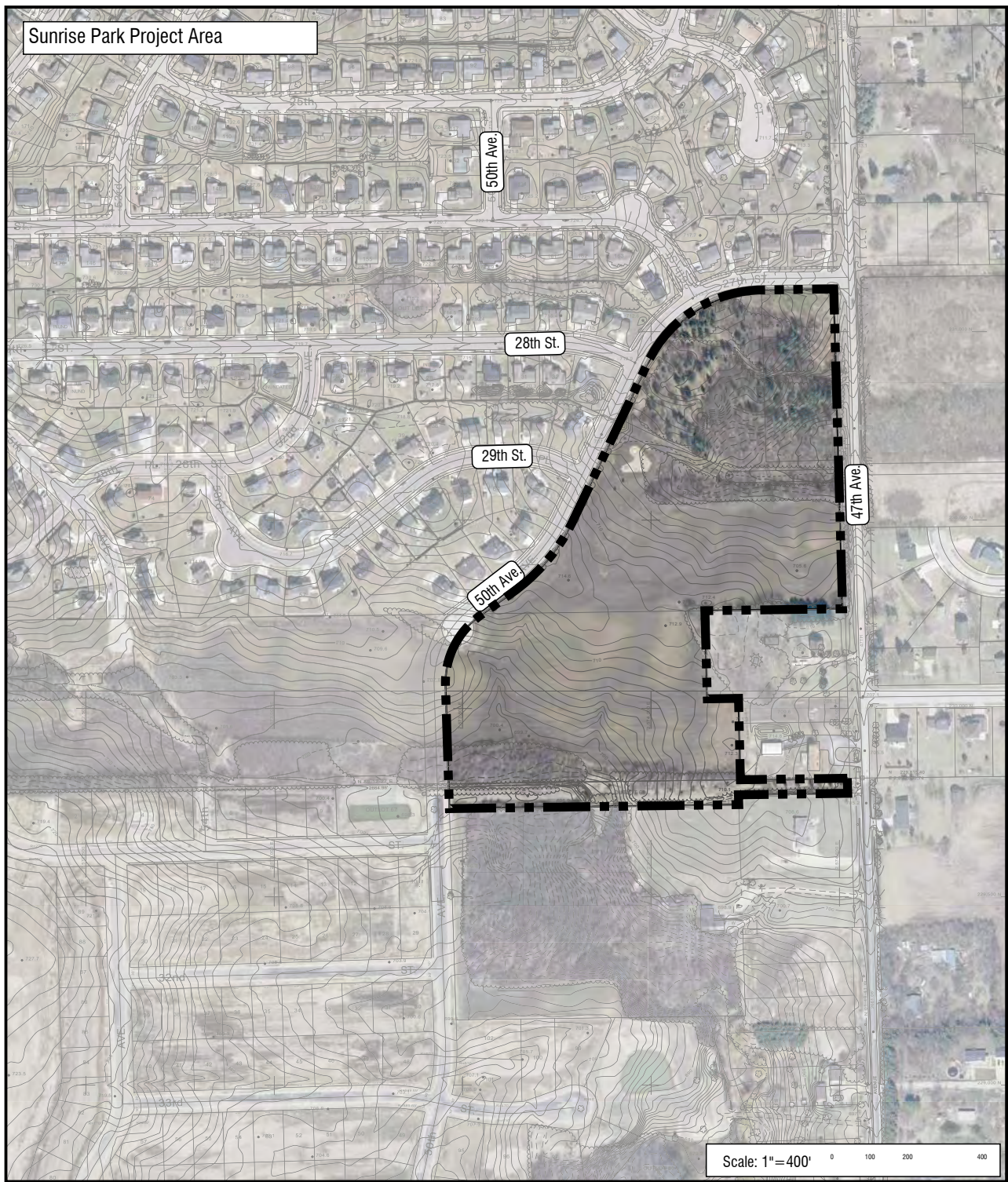
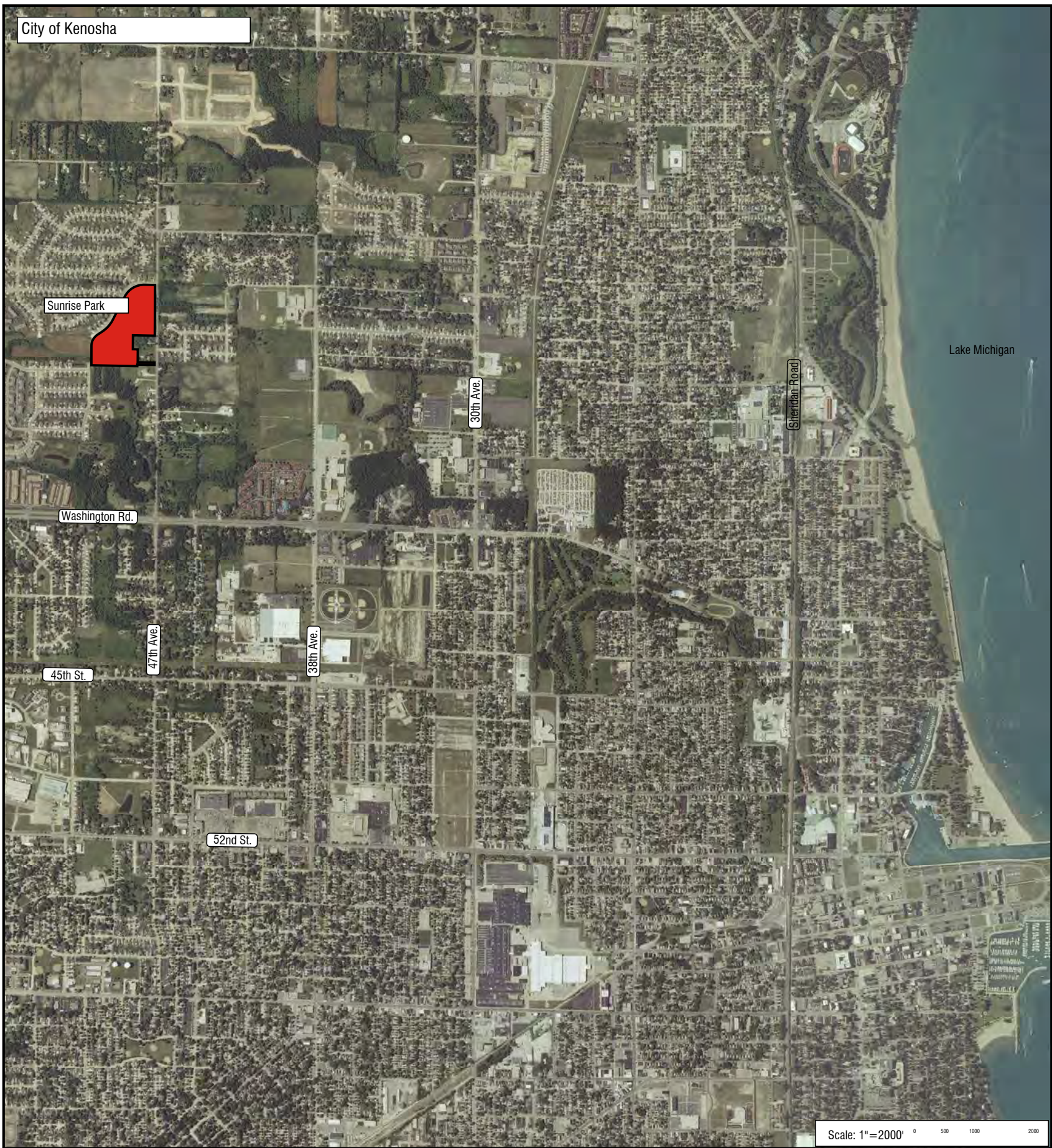
Exhibit H – Visual Preference Survey Results: Active Use

Exhibit I – Visual Preference Survey Results: Trails and Paths

Exhibit J – Visual Preference Survey Results: Shelters and Parking

Exhibit K – Visual Preference Survey Results: Play Elements

Exhibit L – Attendee Lists



Sunrise Park Master Plan Area Context Map



LEGEND

- Primary Neighborhood Connection
- Potential Neighborhood Connection
- Vehicular Circulation
- Views
- Noise / View Buffer
- Multi-use Trail Opportunity
- Property Line
- Existing Sidewalk
- Existing Path
- Signage Opportunity

Sunrise Park Master Plan - Site Analysis



Sunrise Park Master Plan - Concept A





Sunrise Park Master Plan - Concept B





Neighborhood path connection

Fitness station, typical



1/2 Basketball Court



C



D



E

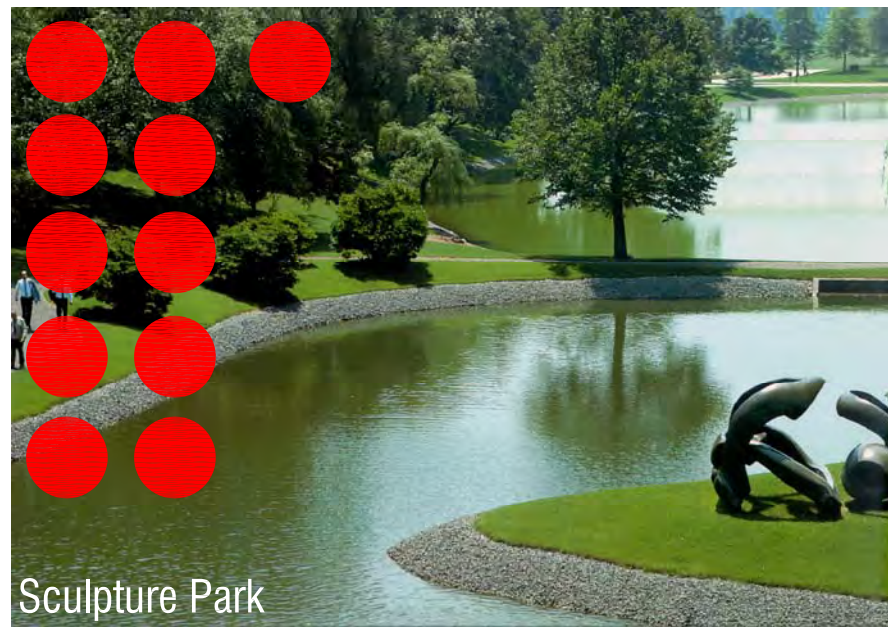


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Sunrise Park Master Plan - Master Plan

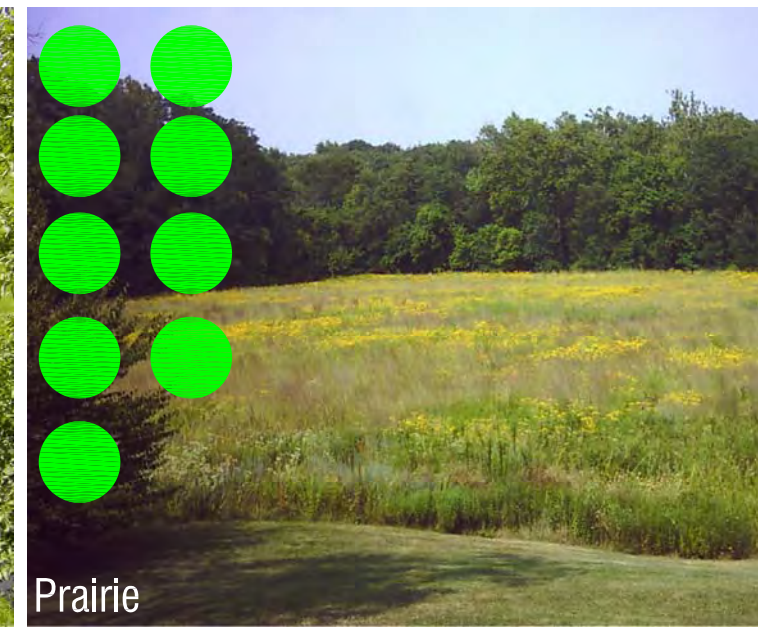




Sculpture Park



Naturalized Pond



Prairie



Mowed Pond Edge



Accessible Fishing Area



Amphitheatre Seating



Open Lawn



Shore Fishing Area



Dog Park/Run



Multi-Use Fields



Multi-Use Fields



Cross Country Skiing



Children's Garden



Baseball/Softball Diamond



Ice Skating



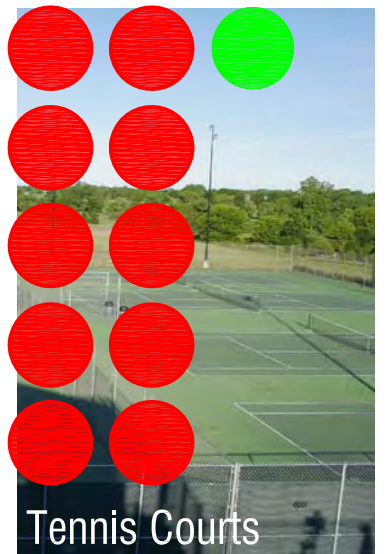
Community Garden



Tree and Shrub Planting



Soccer Fields



Tennis Courts

Sunrise Park Master Plan - Recreation



Soccer Fields



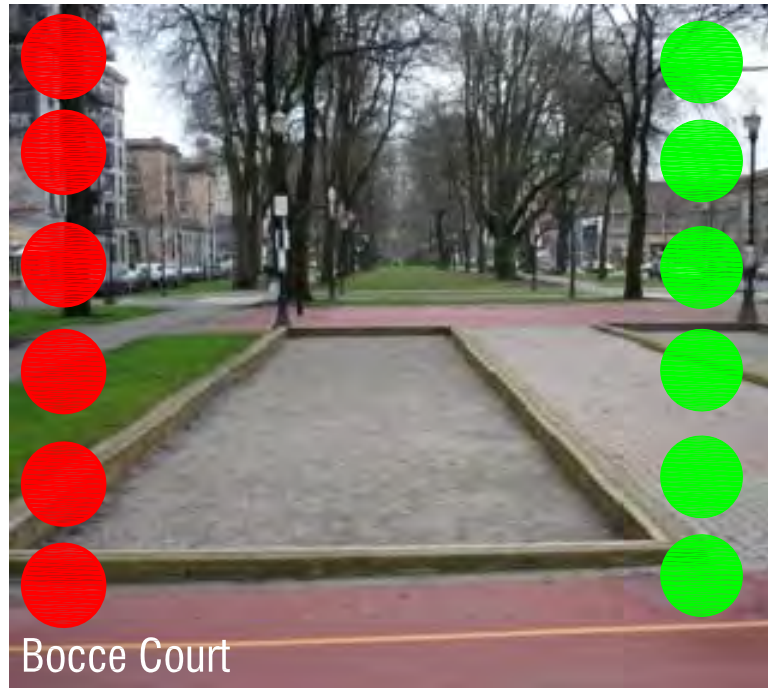
Baseball/Softball Diamond



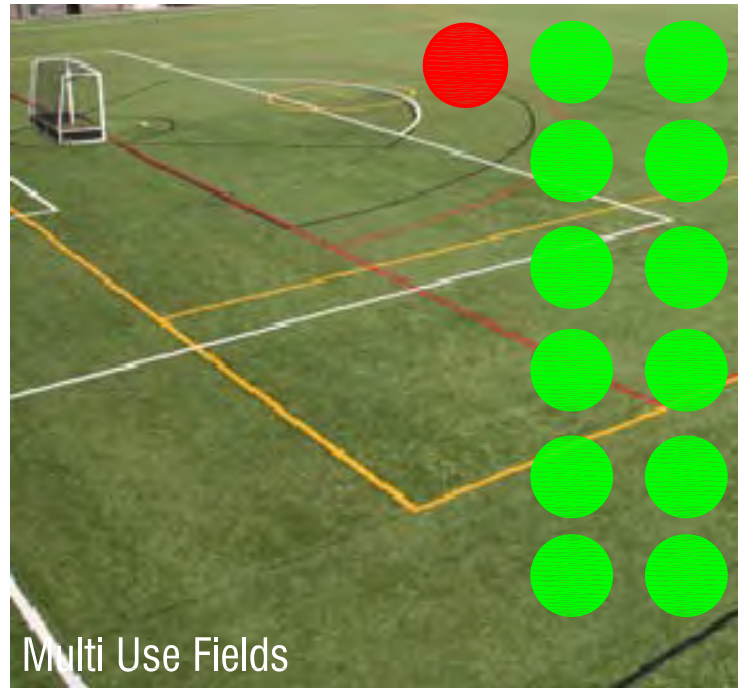
Volleyball



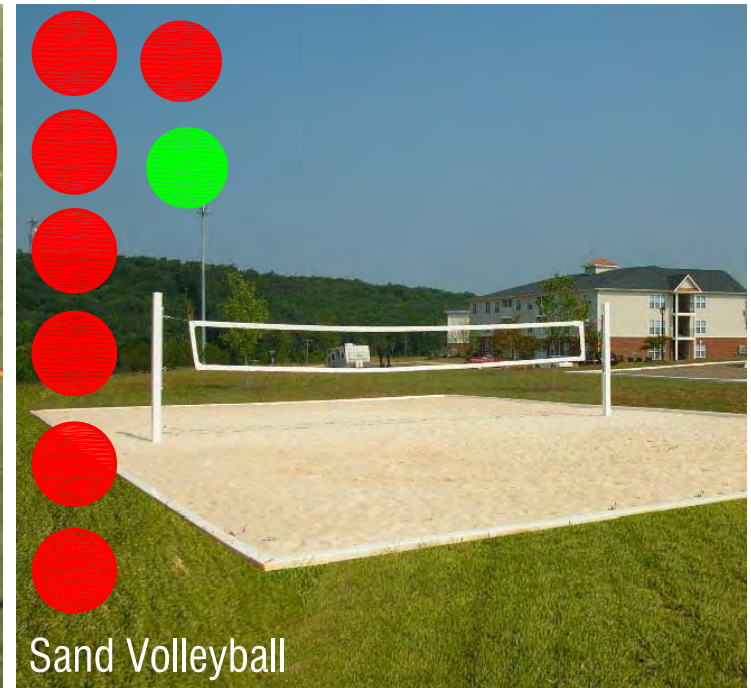
Frisbee Golf



Bocce Court



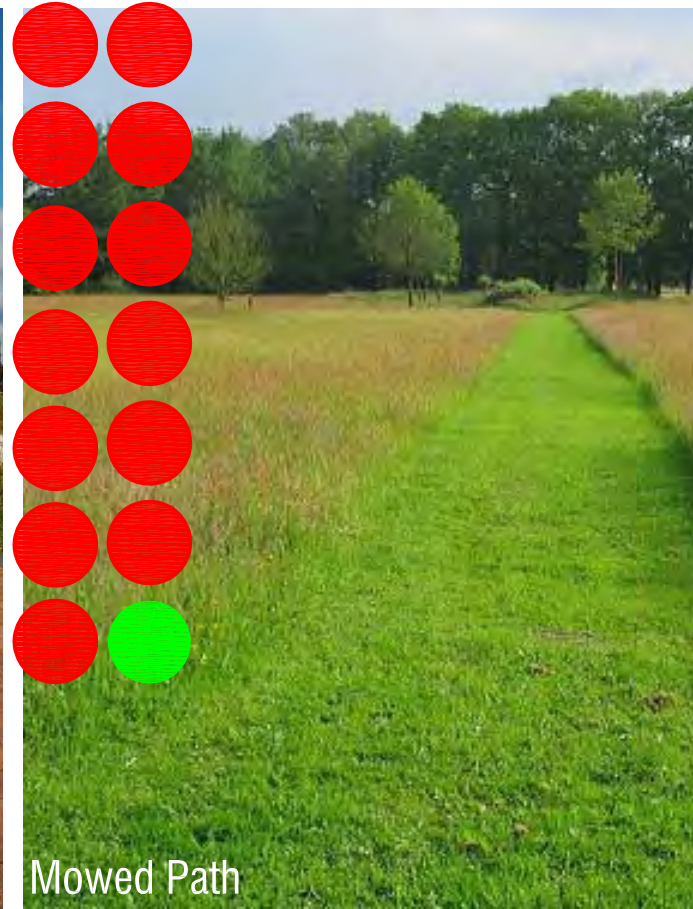
Multi Use Fields



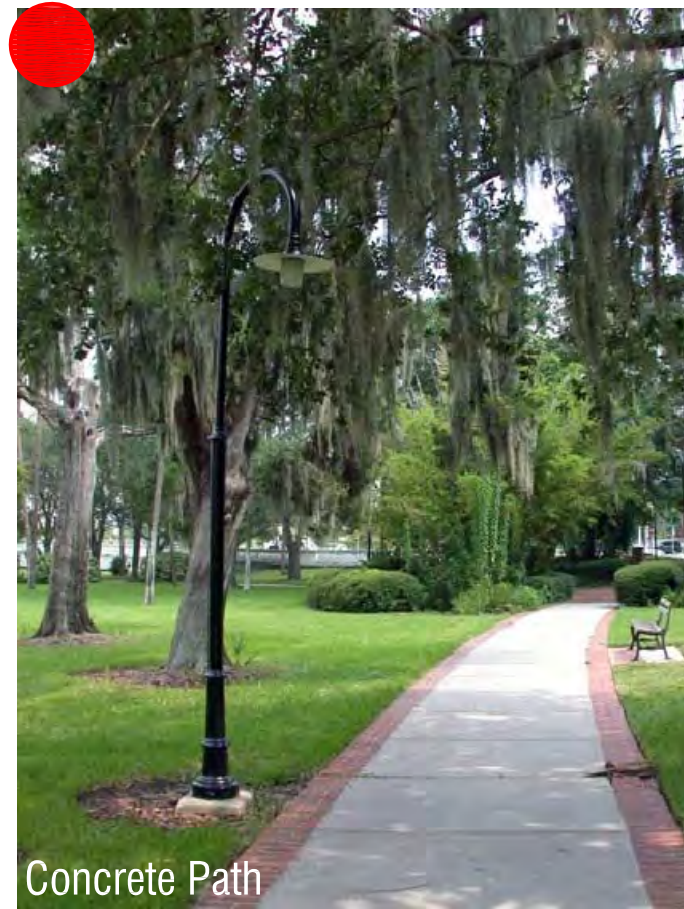
Sand Volleyball



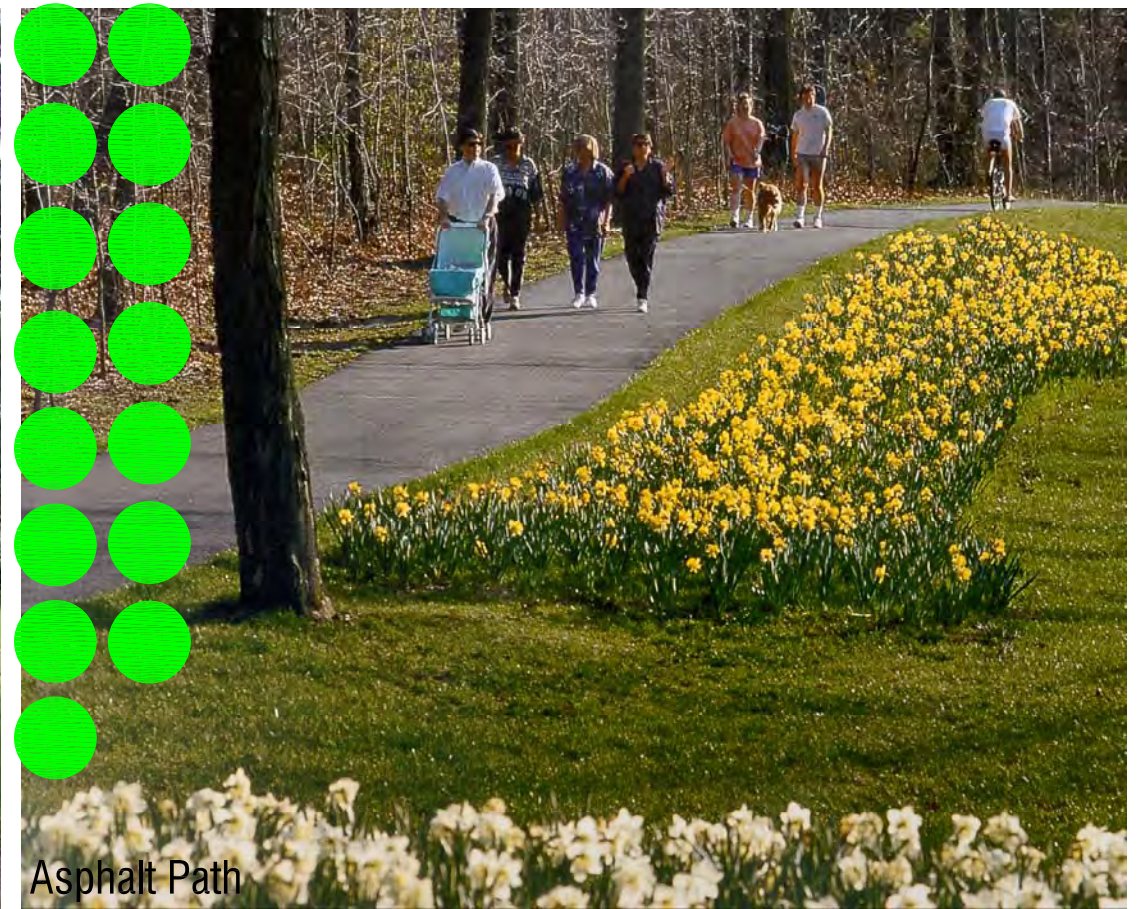
Brick Paver Path



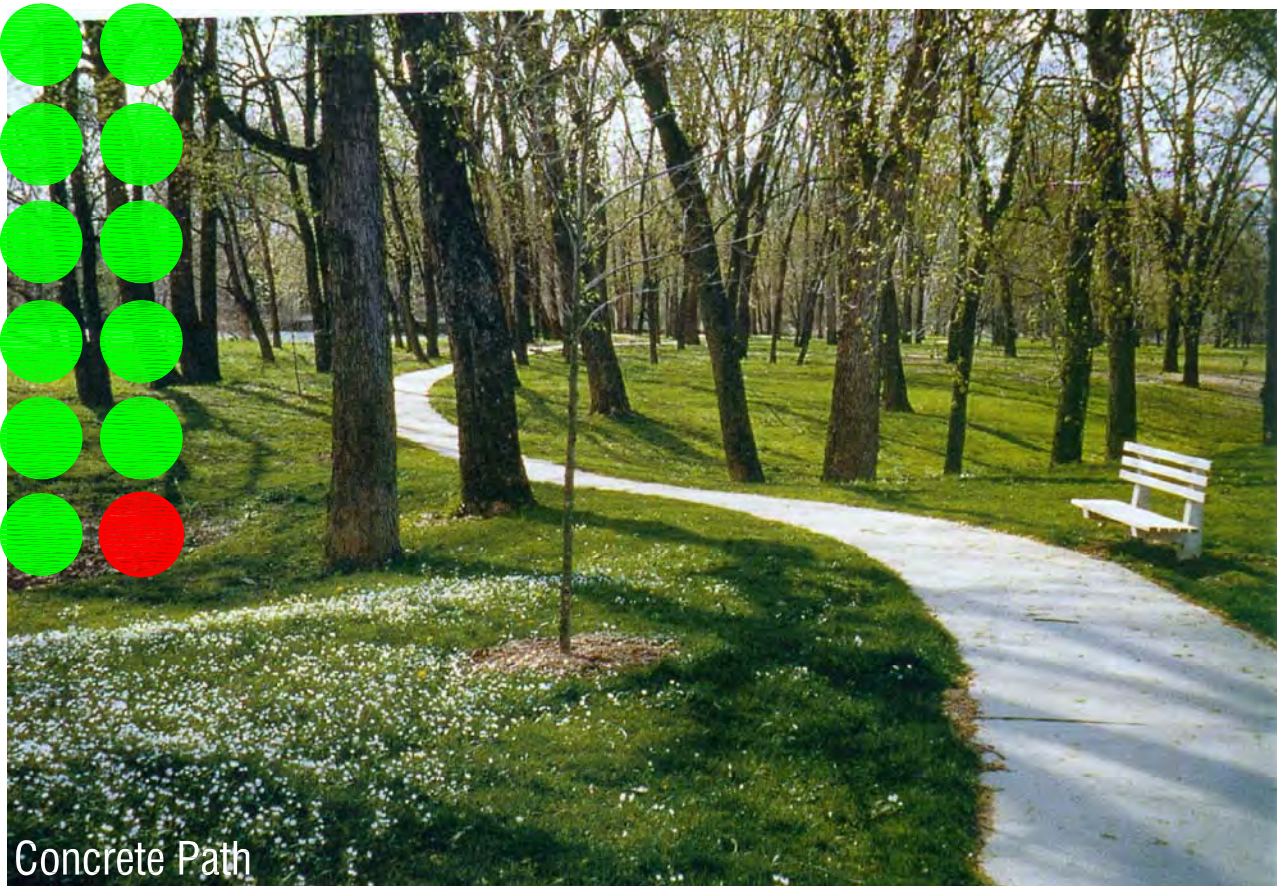
Mowed Path



Concrete Path



Asphalt Path



Concrete Path



Gravel Path



Mulch Path



Gravel Path

Sunrise Park Master Plan - Trails and Paths



Metal Shelter



Stone and Wood Shelter



Wood Shelter



Shelter with Restrooms



Sail Type Shelter



Masonry Shelter



Gravel Parking



Fabric Shelter



Parking



Gazebo Shelter



Porous Pavement Parking



Stone and Metal Shelter



Outdoor Performance Area

Sunrise Park Master Plan - Shelters and Parking



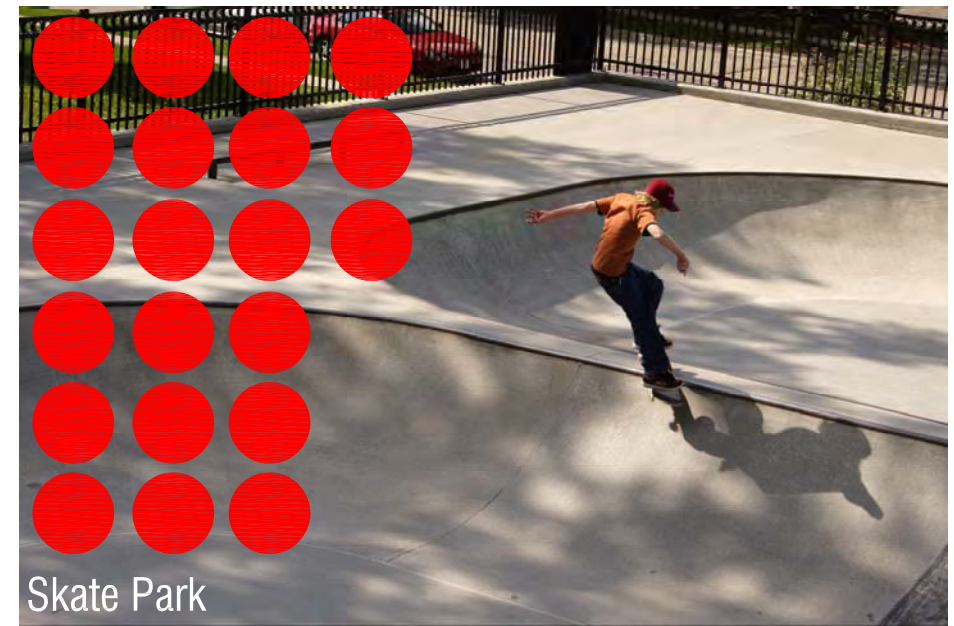
Themed Play Structure



Climbing Wall



Climbing Structure



Skate Park



Play Structure



Play Structure



Sprayground



Themed Play Structure



Water Course



Play Structure

Sunrise Park Master Plan - Play Elements

**Public Information Meeting
Sunrise Park**

PLEASE PRINT

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Scott Wolf	4309-30 th ST	262-658-9203
Bill Bose	5537-34 th #117	262-694-0133
MIKE LEMENS	625 52 nd St	(262) 653-4147
Jeanette Stevenson	5042 29 th Plac	605-0954
Bill Marshall	2817 52 nd Ave.	652-7261
Jan Kooz	2430-48 th AVE	652-6842
Miko Kooz	2430-48 th AVE	652-6842
Jamie Boornis	5315 32 nd St	995-5542
Milena Fiala	5230 28 th St	764-5418
Ashley Noble	5109-31 st Street	818-3088
Jim Stanley	4410 30 th St	657-6945
Katherine Chap	531 24 th Pl	764-9523
Jan Vaccaro	2516 45 Ave	551-0510
Randy J. VACCARO	2516-45 th Ave	551-0510
Ginny Barta	2517 44 th Ave	764-1358
John Pontillo	5121-34 th Street	769-2474
LARRY PATRIZZI	4519-29 th ST.	652-0002
Marc Beard	2520 44 th AVE	764-4590
Darlene Christenson	2823 55 th Ave.	764-4727
Jackie Catterley	4216 25 th St	551-7555

