

Master Plan
for
Southport Park

Kenosha, Wisconsin

Amended into the
Kenosha Comprehensive Plan
June 3, 2013



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Table of Contents

1	Introduction
2	Site Analysis and Assessment
2	Building Survey Summary
3	Public Process
6	Preliminary Concepts
8	Master Plan Recommendations
11	Preliminary Budget
11	Implementation
13	Policy
13	Appendix
A	Context Map and Site Analysis
B	Stakeholder Interview Notes
C	Public Informational Meeting Comments
D	Visual Preference Survey Results
E	Preliminary Concept Plans
F	Master Plan
G	Cost Estimate
H	Character Images
I	Dog Exercise Area Petition
J	Potential Funding Sources

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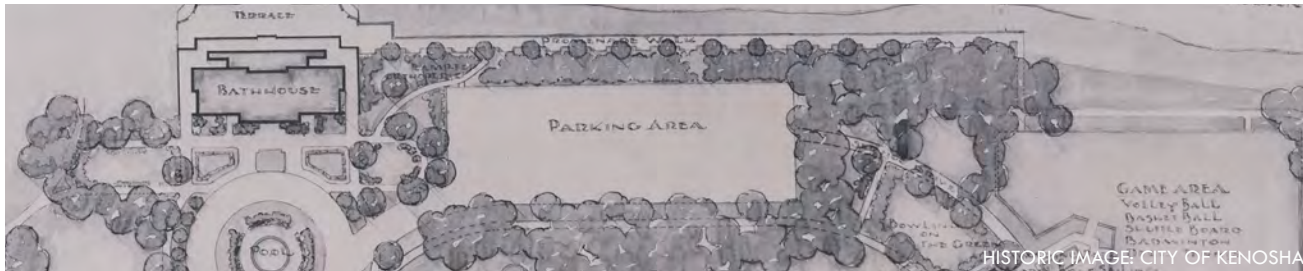
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INTRODUCTION

Southport Park is located along the shore of Lake Michigan in southeastern Kenosha. Located on 2nd Avenue at the eastern terminus of 78th Street, this 24.2 acre community park contains a sand beach, the Southport Bath House, a soccer field, picnic shelter, bike trail, playground equipment and parking facilities.

The park is bordered on the north and west by residential neighborhoods and to the south by the Kenosha Sand Dunes, which is part of the Chiwaukee Prairie. The Dunes house a variety of unique habitats which allow several rare and geographically restricted species of plants, amphibians, reptiles, birds, invertebrates and mammals to thrive. The Chiwaukee Prairie is managed by the Wisconsin Chapter of the Nature Conservancy, UW-Parkside and the Wisconsin Department of Natural Resources. The Prairie is recognized as a National Natural Landmark and was designated as a State Natural area in 1967.

The Kenosha Water Utility Wastewater Treatment Plant is located directly to the west of the southern portion of the park. The plant was constructed in 1940, has



Beach House and entry drive (Engberg Anderson)

the mid 1920's and the City used WPA funding to hire out-of-work industrial workers to complete many of these projects. Early in the construction process, a series of eight jetties were constructed in Lake Michigan to prevent soil erosion and allow beach sand to be placed over the existing clay topography.

The Southport Bath House project, designed by City of Kenosha Planning Department Architect Chris Borggren, was initiated in December of 1935. As a Works Progress Administration (WPA) project, construction of the building provided work for builders from 1936 to early 1941. Cost of the project was partially offset by the use of salvaged materials, including brick from the former Bain Wagon Works Company offices, slate from the Chicago and Northwestern Depot in Racine, and marble from the old Kenosha Post Office.

Although heavily used over the years, with the often negative impact of fluctuating lake levels on the manmade beach, swimming use significantly dropped off and eventually the lower level's bath house uses were discontinued. The lower level was eventually



Wastewater Treatment Plant (SAA)

undergone expansion and currently provides wastewater service to nearly 110,000 residents. The treatment plant also abuts the Kenosha Sand Dunes.

The Southport Bath House, a dominant feature within the park, was a product of Roosevelt's Works Progress Administration (WPA) and a significant part of the Kenosha Park Association's vision for an extensive park system within the city. City Planner Harland Bartholomew began systematically developing the park's features in

shuttered off from use while the upper level ballroom area remained popular through the years with minimal changes.

In 2005, portions of the lower level were restored. In 2008 a new use for a portion of the lower level was promoted and alterations and upgrades were made. In 2010 UW Parkside opened the Center for Environmental Education Demonstration and Applied Research (CEDAR), an environmental center for local

students and youth groups. The program ultimately came to a standstill due to code questions regarding the building's educational use, possible sprinkler requirements, and declining program funding for UW Parkside's Center for Community Partnerships. Sand picked up by westerly winds from across Lake Michigan is a source of wind erosion and has had a negative impact on the building's brickwork. Finally, the building and the park suffered significant storm damage at the end of June 2011.

SITE ANALYSIS AND ASSESSMENT

Southport Park occupies approximately one half mile of Lake Michigan's western shoreline. The park lies within an established, primarily residential neighborhood (See Appendix A).

The Kenosha Wastewater Treatment Plant, located immediately adjacent to the park, has long been a part of the area's context. Buffer planting along the park property line would help soften the treatment facility structures and provide a degree of visual separation. The odor produced at the treatment facility can become offensive at times, although this is primarily due to drought conditions.

The existing playground equipment near the south end of the park is out of compliance with current safety standards and should be replaced. An open air shelter is also located at the southern end of the site near the playground equipment. Both the play area and shelter may be better utilized if relocated closer to the Bath House and parking area to the north.

The existing waterfront contains a combination of coarse sand, large stone rip rap, jetty remnants and sloping beach. The beach was once known as a swimming destination and re-establishing a picturesque sand swimming beach may prove to be difficult. Strong westerly winds, wave action, and a relatively steep drop in grade beyond the waterline may not be conducive to swimming given the current water levels. In October, 2012 the U.S. Army Corps of Engineers reports show an all time low water level for Lake Michigan. Should water levels rise, the beach area may become more suitable for swimming.

Approximately 80 large canopy trees were damaged or destroyed in a 2011 storm thereby changing the character of the park. Many of the remaining trees are mature and in good condition. The City of Kenosha has been establishing new tree plantings in strategic locations.



Kenosha Dunes (Engberg Anderson)



Beach area (Engberg Anderson)

Lawn and sand beach are the predominant groundcovers and allow for flexible use, as well as open views to Lake Michigan.

A multi-use trail extends from the north end of the park to the Bath House drop off area, but does not extend any farther south. The sidewalk network at the Bath House is overly complex, contains redundant connections and in many locations is in need of repair. There are opportunities to simplify the pedestrian circulation network and improve functionality by addressing accessible route issues and connectivity.

Building floor plans were developed to illustrate the existing layout of the Bath House (Appendix E).

Existing building documents reviewed include:

- Bath-House (Axonometrics), Southport Park (1935?)
- Southport Bath House Restoration (2005)
- Lower Level Remodeling for ADA Toilet Rooms & Alterations at the Southport Park Bath House (2008)

BUILDING SURVEY SUMMARY

The exterior appearance of the building is that of an abandoned facility, with the majority of doorways and windows sealed or boarded over due to vandalism. The flush metal doors of the upper level's primary entrance completely hide any hint of what is to be found inside. In general, the exterior appearance simply says, "Closed. Stay out". Wide spread and sometimes extensive distress to the exterior masonry is also visible, as are previous non-matching repairs, particularly at the east elevation.

The interior of the Bath House presents mixed conditions. The upper level Lobby, Ballroom, and East Room are still in very good shape. However loose ceiling tiles and historically incorrect knotty wood pine paneling have been introduced at the east wall of the East Room and at the concessions counter. The public restrooms on the upper level are serviceable but worn and not up to current ADA requirements. The North Wing changing rooms have been stripped of plumbing fixtures, left closed off and unused for a number of years. The food service area in the South Wing is in good shape, but does not appear used to its full extent.

At the lower level, with the exception of the recently remodeled public toilet rooms and former central clothing storage area, all other spaces have been closed off for many years. While originally only rudimentarily finished, much of the minimal ceiling and wall plaster or stucco has failed. Metal lath and light gauge framing at the ceilings has corroded as has the electrical conduit in the walls and ceilings. The interior masonry walls and concrete structure still appears to be very sound and could be readily cleaned up for finish treatment similar to that of the previously remodeled areas. The few remaining boarded over metal windows are also heavily corroded. Doors are predominantly missing, and their openings boarded over.

PUBLIC PROCESS

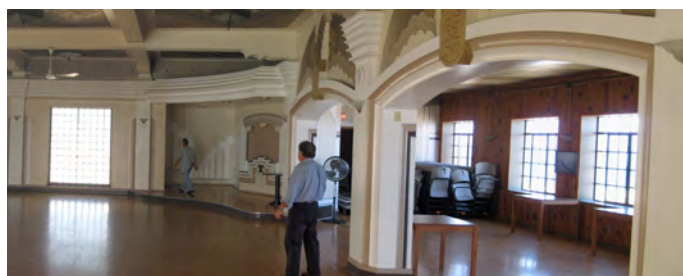
The Master Plan for Southport Park was prepared with input from elected city officials, Kenosha Park Commission, members of the community and City staff. The following is a schedule of meetings held during the planning process:

- Project Kick-off Meeting
September 6, 2012 | City Hall
- Stakeholder Interviews (See Appendix B)
September 26, 2012 | City Hall, Telephone
- Public Informational Meeting 1.1
September 26, 2012 | Southport Bath House
- Public Informational Meeting 1.2
October 3, 2012 | Northside Library
- Public Informational Meeting 1.3
November 1, 2012 | Orbiletti Center, Lincoln Park
- Staff Review Meeting
November 12, 2012 | City Hall
- Park Commission Meeting
November 26, 2012 | City Hall
- Public Informational Meeting 3
December 5, 2012 | Southwest Library

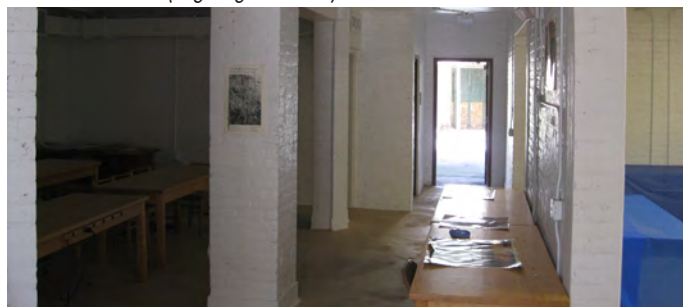
A series of stakeholder interviews with several Aldermen was held prior to the Public Informational Meetings and several more interviews were conducted in the weeks succeeding the first public meeting. The interviews were informal and persons interviewed were engaged in a conversation in an effort to learn more about their insights, concerns and ideas regarding the future use of Southport Park. Stakeholder interviews were conducted with the following individuals and groups:

- Alderman Schwartz, 2nd District
- Alderman Michalski, 3rd District
- Alderman Mathewson, 8th District
- Alderman Bostrom, 12th District
- Alderman Bogdala, 17th District
- Jim Bonetti, P.E., U.S. Army Corps of Engineers
- Pete Wood, Water Resources Engineer, WI DNR
- Kathy Kramasz, Water Regulations and Zoning, WI DNR
- Tom Schleif, Executive Director, Kenosha History Center
- Ed St. Peter, Kenosha Water Utility

Note: Southport Park lies within the 12th Aldermanic District. Framing questions and meeting notes can be found in Appendix B.



Bath House Interior(Engberg Anderson)



Bath House Interior (Engberg Anderson)



Loggia and Promenade (Engberg Anderson)



Public Informational Meeting (SAA)



Public Informational Meeting (SAA)

The first Public Information Meeting (PIM) was held on a Wednesday evening at the Southport Bath House (September 22, 2012) and was the first of two similar public presentation and discussion forums held at different locations throughout the community. Approximately 70 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 five to ten years in the future. Elements discussed include land use, aesthetics, and site opportunities. The third exercise was an interactive visual preference survey in which participants were asked to place a sticker next to images of park features or activities they preferred (green sticker) and those they did not desire in Southport Park (red sticker). Participants were given a total of eight red and eight green stickers to use across four boards. The final component of the PIM separated the audience into small groups in order to better facilitate a focused discussion. SAA, Engberg Anderson and City staff facilitated each group and led a discussion to allow community members to discuss their thoughts and ideas from the previous exercises. At the end of the process, each group presented a summary

of their discussion. Public Informational Meeting 1.2 was also held on a Wednesday evening (October 3, 2012) at the Northside Library. Approximately 20 community members attended the meeting and the format was the same as Public Informational Meeting 1.1. Comment forms from these meetings can be found in Appendix C.

Based on the results from these meetings, SAA prepared three site concept options for the park, Engberg Anderson prepared two building use concepts. Plan documents were then submitted to City staff for review. These concepts were reviewed and comments returned to SAA prior to Public Informational Meeting 2 held on November 1, 2012. The concepts (See Appendix D) were presented, along with an overview of the design program and character elements to the attendees. The plans were then posted on the City of Kenosha website. Residents were asked to submit comments and preferences to City staff via email and written letter. The last public information meeting (PIM #3) was held at the southwest library on December 4th, 2012. Approximately 39 residents were in attendance. The final plan recommendations and graphics were presented to the audience and feedback gathered on the process and outcomes. Consensus of general approval was obtained for the direction of site and building improvements. Estimates of probable construction costs and an implementation strategy were derived from the final Master Plan findings.

All public comments (various formats) have been recorded and provided to City staff in a chronological ordered binder.

Design Program

Site Elements

- Improved/expanded playground, evaluate best location for new facilities.
- Explore opportunity for addition of fishing pier element and possible jetty reinstatement.
- Current parking configuration and allocation to be addressed. The current location and pattern is not suitable.
- Suitability of the beach restoration for swimming use is unknown, but desired.
- Maintain informal soccer field for pickup games and use as event space.
- Reforestation of the park is desired in certain areas.

- Expansion of dunescape into south fringes of park.
- Better trail access/circulation. Currently trail connections end at the parking area.
- Improved access to Kenosha Dunes to the south.
- Enhance lakeside character and views.
- Possible activity rentals include bikes and boats, etc.
- Boardwalk structure or terrace in beach/dune area.
- Reconfiguration of existing pedestrian circulation system. Improve building egress.
- Security is a concern, improve site lighting.
- Additional landscaping by building is desired.
- Pet waste and trash receptacles desired.
- Additional access to restrooms.
- Buffer screening from Wastewater Treatment Facility.
- Interpretive historical kiosks (more than existing).

Building Elements

- Restoration and continued use of building
- Classroom/education use of basement
- Expanded use of interior courtyards (plaza space, storage of rental gear, etc.)
- Reopening of concession facility in south wing
- Continued use of wedding/banquet facility in upper area
- Additional availability for community use of building
- Increase restroom availability
- Accurate restoration of historical interiors in upstairs public spaces
- Adaptive reuse of certain interior spaces to support a greater weekday use of the upstairs spaces, re-use of the lower level and the use of the lakefront.

Public Participation

The following list represents broad topics identified as hopes and concerns throughout the Public Informational Meeting process. A complete list of written comments gathered throughout the process can be found in Appendix C.

- Desire for direct path connection to Kenosha Dunes
- Desire for a safe swimming beach
- Concern over odor from Wastewater Treatment Facility
- Preserve/restore Bath House and increase functionality;

- expand programming for community use and facility rental
- Provide convenient building access to community
- Preserve waterfront views
- Continue to provide play equipment, evaluate condition of existing equipment for safety
- Explore opportunities for a food court or concessions area
- Dog accommodations: There is desire by some for a dedicated off leash dog exercise area and concern over this by others. Some would like the park itself to allow dogs without dedicated area.
- Address the problem of dog and goose waste within the park
- Increase draw to the Bath House
- Explore options for reconstruction of fishing pier, creation of new piers and/or terrace adjacent to Bath House
- Improve exterior lighting and select fixture to reflect historic character
- Explore opportunities for educational use
- Explore opportunities for kayak, canoe, windsurf rentals
- Preserve lakefront parking
- Do not overdevelop the site
- Replace trees lost in recent storm (2011)



Existing shelter and lawn area (Engberg Anderson)



Existing parking lot (Engberg Anderson)

PRELIMINARY CONCEPT PLANS

Three preliminary concept plans were prepared after the first two public meetings to represent many of the ideas discussed with City staff, stakeholders and the community. These three concepts were submitted for staff review and revised concepts were presented at Public Informational Meeting 2. The concept plans, labeled Concept A, B and C represent three very different levels of development. Concept A showed the greatest degree of change and Concept C showed the least.

Concept A

Circulation: Concept A, the most heavily developed alternative, begins with a reconfigured multi-use path connection beginning just north of the beach house to the southern property line (Kenosha Dunes). The large lawn area at the north end of the park is bisected with several path connections (located along existing desire lines) from existing parking bays along 2nd Avenue to the lakefront path. The entry drive and parking areas are completely reconfigured to eliminate all parking along the waterfront, create a new parking lot along the southern edge of the entry drive and convert the entry drive into a two way circulation system with no on street parking. The pedestrian network at the drop off area has been simplified in order to provide clear, direct and accessible routes of travel.

Park Amenities: Activity in this concept is centered around the existing Bath House. A waterfront terrace designed to reflect layouts shown in a proposed park re-design done by the City of Kenosha Department of Parks and City Planning (prior to 1950). A pedestrian promenade along the waterfront would provide additional beach access, seating opportunities and a connection to the multi-use trail network. A large, permanently installed fishing pier extends into Lake Michigan just south of the Bath House and a shelter/event area at the base of the pier creates a gathering area serving the Bath House, fishing pier and a play area. A bike parking/potential rental kiosk is located near the northwest corner of the building.

Landscape Features: A waterfront area west of the path near the Kenosha Dunes is designated as a dune restoration area. The existing beachfront would be restored through earthwork and the establishment of native vegetation to reflect the unique ecosystem found just south of the park. The existing beach area would remain primarily as is aside



Character Image: Landscape Restoration (SAA)



Character Image: Swimming Beach (SAA)

from minor regrading and the placement of fine textured beach sand. Strategic tree planting occurs throughout the site. Vegetative buffering along the shared property line with the wastewater facility helps soften views.

Concept B

Circulation: Concept B maintains the existing vehicular circulation route along the entry drive, but adds angled parking and reconfigures the lakefront parking area. The pedestrian network at the drop off area has been simplified in order to provide clear, direct and accessible routes of travel. Parking spaces lost along the lakefront are picked up along the entry drive. A second accessible route to the beach area is provided on the north side of the Bath House. The multi-use trail is also reconfigured north of the Bath House and where it crosses the entry and drop off area, the trail is diverted away from the main entry of the Bath House to minimize conflicts. South of the Bath House, the trail creates a serpentine connection between the existing soccer fields and parking lot to the Kenosha Dunes.

Park Amenities: A series of three parallel paths provide connections from the 2nd Avenue parking areas to the waterfront path and create more direct connections to the relocated play area. The play area itself is relocated north of the Bath House and split into two terraced areas; the upper play area is roughly the same elevation as the parking and path network and the lower play area is at grade with the beach and integrates play equipment with a beach front theme. A bike parking/potential rental kiosk is located near the north end of the drop off loop.

Landscape Features: As found in Concept A the area at the southern end of the park is identified as a dune restoration area, although in this concept the path bisects the restoration area in order to create a better sense of arrival when travelling between the Kenosha Dunes and Southport Park. The beach area is separated by a boardwalk into an upper and lower beach. The upper beach area could be used for beach activities such as bocce and beach volleyball while the lower beach would be more conducive to swimming and water access for boats, windsurfers, etc. The upper beach is ringed with a waterfront path with an overlook at the southern edge. Strategic tree planting occurs throughout the site and vegetative buffering along the shared property line with the wastewater facility helps soften views.

Concept C

Circulation: Concept C maintains the existing vehicular circulation pattern and seeks to improve the layout of the existing lakefront parking area by reducing the overall width to conform to standard parking lot dimensions, resulting in a reduction in pavement. The width of the existing entry drive is sufficient to allow parallel parking on one side and this may be striped to better delineate parking spaces and the drive aisle. The lakefront path is generally maintained to the north, and at the Bath House it is routed to the west side of the reconfigured parking lot where it then makes a connection to the existing shelter and the Kenosha Dunes. The pedestrian network at the drop off area has been simplified in order to provide clear, direct and accessible routes of travel.

Park Amenities: The overall character of the park is maintained in this concept and improvements are generally upgrades and/or replacement of existing playground equipment. A potential bike rental kiosk is located along the northeast corner of the parking lot.

Landscape Features: Like the preceding concepts, a linear dune restoration initiative is located adjacent to the shared border with Kenosha Dunes. In this scenario the restoration is more linear and lies between the path and lakeshore from the southern border of the site to the Bath House. Strategic tree planting also occurs throughout the site and vegetative buffering along the shared property line with the wastewater facility helps soften views.

Bath House Concepts

Two initial and similar concepts regarding the reuse and extended use of the historic Southport Park Bath House were prepared following the first round of Public Informational



Jetty Remnants (Engberg Anderson)



Beach area (Engberg Anderson)

Meetings. Following their presentation at next phase of Public Informational Meetings, they were presented to city staff for review of public comments along with the concepts themselves. Following this review, a final concept was created and presented to the public at Public Informational Meeting 2.

An initial study to consider the impact of visibly building out the courtyards was undertaken and images produced. The professional opinion and echoing public consensus was such a build-out would negatively impact the appearance and character of the Bath House. Subsequently two initial use plans of the existing building were developed for consideration. The differences between these two were physically minimal as both plans looked to make best possible use of the existing structure without negatively impacting its historic appearance and interpretation. This became an important point in that for the building to remain viable long into the future, it must be able to respond to continually changing use demands, community needs, and opportunities. What is “program space” this year may be a “community use” room several years later.

The physical differences between the plans were in how rooms might be combined to make bigger spaces in the lower level and to what extent one might physically build-out the North Courtyard. At the lower level, there are several opportunities to combine existing spaces in order to provide a variety of different sized spaces as well as to create larger spaces. Currently many of the lower level

spaces are of very minimal size and thus of limited use. With regard to the North Courtyard build-out, this exercise was in response to an opportunity. The North Courtyard is in almost perpetual shade at the lower level. The Ballroom has no access to attached programmable private outdoor space. By inserting a courtyard deck at the first floor level and converting the two north windows to doorways, one provides a walk out courtyard attached to and directly accessible from the Ballroom. Still contained within its walls, the new courtyard remains only for the use of the Ballroom while providing access to the beach and lower level if needed. Space below the courtyard deck would be enclosed and incorporated into the lower level.

MASTER PLAN RECOMMENDATIONS

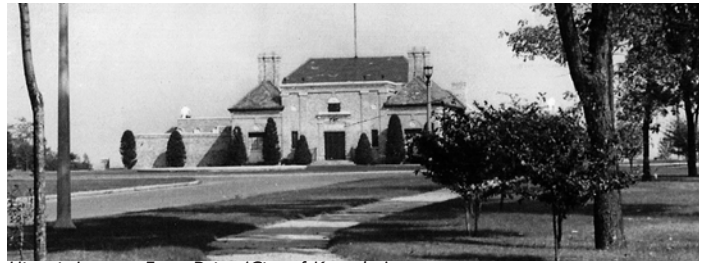
After completing the first three Public Informational Meetings as well as design meetings with City staff, the consultant team developed a preferred concept to present at the final public meeting and to the Park Commission. The preferred concept was presented, based on comments from staff and the community, the park master plan was developed.

Arrival Designation

The park entry drive, once envisioned as a grand boulevard with formalized plantings, decorative lighting and a reflecting pool, has lost some of its original character over the years. The existing "cobra head" light fixtures along the entry drive and in front of the building should be replaced with decorative fixtures that match the original light fixtures as closely as possible. The flag pole from the building will be removed and a new pole will be mounted at ground level along the entryway. Enhanced tree planting along the entry drive and within the turnaround/drop off area will also help recreate the grand entry. The entry drive is designed to function as a one way drive with parallel parking on one side. Striped parallel parking stalls, as shown on the master plan graphic, will help delineate parking stalls and create a better defined drive aisle.

Drop Off Area

In terms of vehicular circulation, the drop off area will function as it does today. The pedestrian network has been simplified in order to provide clear, direct and accessible routes of travel. The building entry area will be accented with a pair of raised planting beds and decorative lighting.



Historic Image: Entry Drive (City of Kenosha)

A concrete pad with bicycle parking will be added on the north side of the drop off, which could be converted into a bicycle rental or bicycle sharing kiosk should the City of Kenosha move to implement such a program (B-Cycle or similar). This will require a city-wide planning effort and support infrastructure development. Many of the bicycle sharing programs can be subsidized and costs offset by private organizations.

Parking Reconfiguration

The lakefront parking area remains the primary parking facility for the park, but is reconfigured to conform to standard parking lot dimensions resulting in a reduced pavement footprint without any loss in parking.

Lakefront Terrace

The waterfront terrace should be designed to reflect the layout shown in a proposed park re-design done by the City of Kenosha Department of Parks and City Planning (prior to 1950). Materials to be considered for the terrace include decking, stone, concrete and masonry. The terrace will be designed and constructed to mesh with the existing architecture and proposed building improvements. This new space should be improved in conjunction with the loggia and basement renovation of the beach house as the function of these areas are integral to each other.

Lower Level Access

A second accessible route will be constructed on the north side of the Bath House in order to better accommodate visitors entering the site from the adjoining residential neighborhood (versus people entering via the drive and parking area). Improved access will enhance usability and functionality of the lower level of the building, the proposed lakefront terrace and the beach itself.

Beach Restoration

The beach area will be regraded in order to provide a gradual and consistent slope from north to south. Coarse beach material will be removed and fine textured beach sand will be brought in to better facilitate beach activities including bocce, beach volleyball and swimming. The existing stone riprap will remain along the southern edge of the beach area in order to stabilize the beach area and prevent erosion. Further armorment may be required should lake levels increase to historical highs. The impact of the ongoing jetty removals is not fully known, and should be monitored over time. This applies to all of the Lake Michigan shoreline.

North Play Area

A small play area will replace the existing playground equipment between the lakeshore path and 2nd Avenue at the northern end of the park. Play equipment will be selected to function for children ages 2-5 and tie in with the play theme established throughout the park. Suitable safety surfacing should be installed to recommended depths. Preferred materials include engineered wood fiber or recycled rubber infill.

Remove Jetty

Several remnants of the former jetty system are currently protruding out of the water and present a safety hazard at the north end of the beach. The remnants will be removed as a part of the beach restoration effort. Further coordination with the Wisconsin Department of Natural Resources and Army Corps of Engineers should be facilitated as these structures are removed along the Lake Michigan coastline.

Relocated Shelter and Play Area

The existing open air shelter will be relocated to the north in order to function with a new play area and provide convenient access to parking, the Bath House and the lakefront amenities. New playground equipment will provide a diversity of play options for children ages 2-5 as well as 5-12. A playground theme will be selected to reflect the unique lakefront setting and compliment other landscape and built elements found throughout the park.

Dune and Vegetation Restoration

The goal of undergoing a dune restoration project along the waterfront of Southport Park is to expand the unique ecosystem found in the Kenosha Dunes area, manage surface

runoff flowing toward Lake Michigan and stabilize the shoreline. Newly created dune ridges will be planted with native vegetation and regular maintenance will be required to ensure establishment while removing potentially invasive vegetation. Dune restoration efforts will be focused along the waterfront with a secondary restoration area located adjacent to the Wastewater Treatment Facility.

Multi-Use Path

A paved multi-use path will continue the established network with a connection to the system within the Kenosha Dunes, as well as the greater system throughout the City. Southport Park has the potential to become a southern city trailhead for the Pike Bike Trail, a series of on and off road paths linking Milwaukee to Chicago.

Dog Exercise Area (Option)

The establishment of designated dog exercise areas within the City of Kenosha was a recommendation made in the 2010 Comprehensive Outdoor Recreation Plan and the topic surfaced throughout the planning process for Southport Park. There appears to be a significant community interest in developing a dedicated dog exercise area, although this interest is not entirely shared across the board. A formal dog exercise area is not shown in the master plan for Southport Park, but it was a consideration throughout the process. There is an area of approximately one acre between the existing soccer fields and the Wastewater Treatment Facility that could be fenced and gated to create a small off leash dog exercise area. Before any dog exercise facilities are developed within City of Kenosha parks, a park rules and maintenance policy will need to be established as this will be the first dedicated dog exercise area within the City limits.

Bath House

The highest and best use of the historic Southport Park Bath House still resides with its originally intended public use. While some of the original specific functions may no longer



Character Image: Dog Exercise Area (SAA)

serve a purpose, the building is still strategically placed to support and make use of Southport Park, its beach, and its other outdoor amenities. Incorporating several of the Master Plan Park Recommendations will directly impact the usefulness of the Bath House as well as further expansion and link those uses with the park.

Restoration of the Exterior: The exterior restoration of the Bath House is required if the ultimate goal is to insure the opportunity for continued use of the building while maintaining the historic building for the enjoyments of future generations. In addition, a restoration of the exterior will bolster the “curb appeal” of the building as a venue for public and private gatherings, as well as improve the public view of the park as a whole.

Restoration of the Upper Level Public Spaces: Work recommendations on the upper level are directed at supporting and supplementing the existing uses of the historic Ballroom. Completing the restoration of the upper level Ballroom and East Room is envisioned. This includes the removal of the knotty pine paneling on the east wall of the east room and at the pass-thru from the food service area, restoring the original appearance, fixing or replacing loose and damaged ceiling tile and restoration of the original wall sconces. In addition, damaged and deteriorated metal windows would be replaced in kind, and period appropriate metal windows would be re-introduced in areas where they were previously replaced with glass block.

Upgrade Upper Level Public Restrooms: The public restrooms require ADA upgrades to bring them into compliance with the most recent code changes. Their doors leading directly to the exterior are no longer used due to vandalism problems of the past. These entries should remain abandoned and the restrooms reserved for functions in the Ballroom. As the Restrooms are worn and no longer need to withstand the harsh impact of unmonitored park restrooms, these spaces should be remodeled to a level of design more commensurate with expectations of an event rental facility.

Renovation of Upper Level North Wing: Originally the North Wing contained back-of-stage support areas, namely dressing and toilet rooms. Presumably these areas served only the stage performers. Currently not used or maintained, these spaces are recommended to be repaired and remodeled for use as a Green Room with a private toilet room. The Green Room would support multiple functions, being used by \



Bath House East Elevation (Engberg Anderson)

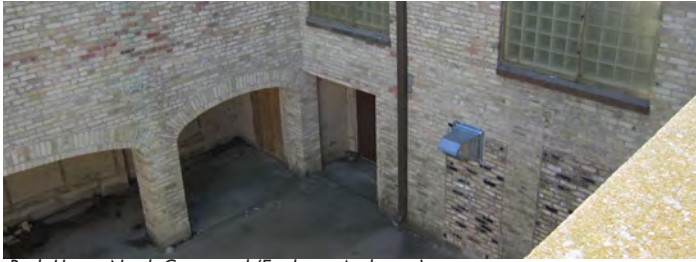
performers, musicians, brides, etc. The area would be made ADA accessible by both raising the floor 6” and building a portable stage ramp, or by removing the stage and marking its location in the floor through use of materials. The former is the preferred method.

Renovation of the Upper Level South Wing: The South Wing contains a concessions area that subsequently was expanded to

incorporate the entire South Wing as part of a food service area. A thorough remodeling of this back-of-house area will provide a food service amenity that will once again support the use of the Ballroom. The remodeling will provide for use by outside caterers needing a staging area and for groups seeking to self-cater an event. A full commercial kitchen is not envisioned and would be beyond the needs of the facility.

Lower Level Renovations: Originally, housing the bath house functions associated with the beach, the lower level has been predominantly locked off and not maintained. The exception is the central area space under the Ballroom as well as the adjacent upgraded public restrooms which were previously upgraded for use by the UW Parkside CEDAR program. The Master Plan continues this adaptive reuse of the vacant lower level spaces for the purposes of creating additional program space, public use/rental space, and space dedicated to building storage, maintenance, and activity storage.

The finish of these spaces is projected to be similar to that of the CEDAR space (repair or removal of damaged plaster, limited furring out of walls, and painting). The intent is to make the best use of the original construction by incorporating its repair into the resulting aesthetic. It is expected that the electrical and lighting will be completely replaced and mechanical



Bath House North Courtyard (Engberg Anderson)



Bath House South Courtyard (Engberg Anderson)

systems will be extended to these spaces. All exterior doors and windows are recommended to be replaced as most are missing, boarded over, or replaced with flush hollow metal doors.

Lower Level Concession Stand Renovation: Additional work is recommended for the former Concession Stand. Remodeled and updated, the Concession Stand will serve not only the beach, but will provide a catering staging area within the adjacent spaces to support private catered events in the Loggia, on the beach, or in the repurposed South Courtyard.

South Courtyard Renovations and Repurposing: The South Courtyard provides a quiet outdoor area protected from the wind but still with some access to the sun. Originally an outdoor dressing room, the courtyard could easily be repurposed as additional outdoor seating and event rental space. The recommended restoration of the South Courtyard and the introduction of a pass-thru window with adjacent service door to the Concession Stand will connect the Concession Stand with the courtyard. This will allow for direct food and beverage service to the public or to private gatherings.

North Courtyard Renovations and Build-out: The North Courtyard does not share the same amount of sun as the South Courtyard due to its position in the building’s shadow, and given that it is at the bottom of a two story well. While the North Courtyard could be repurposed similar to that of the South Courtyard, the Master Plan recommends going further by building out the lower level for use as storage or multipurpose space, and raising the courtyard to the level of

the Ballroom. The resultant raised courtyard would serve as secure outdoor walkout space for the Ballroom by replacing the two north windows with French doors. Courtyard access to the beach could be maintained by introducing an exterior stair within the walled courtyard. These North Courtyard alterations would remain predominantly hidden from exterior view behind the existing courtyard walls and maintain the historic exterior appearance of the Bath House.

Loggia Renovation and Repurposing: The Loggia on the east elevation holds a wonderful protected command of the beach. Along with the existing Promenade along the east side of the Loggia, there is an opportunity to further use and promote these spaces if linked to the renovated Concession Stand. The Loggia provides a covered area for seating, access to the Concession Stand and the lower level toilet rooms, and access to the beach. The Promenade provides open air seating exposed to the full view of the lake and uses the building as a backdrop. Together, the Loggia and the Promenade make for additional areas for informal gathering and seating as well as for more formal rental events. Careful restoration of the Loggia and Promenade along with limited alterations to support their new uses will help broaden the use and popularity of the Bath House while incorporating the atmosphere and experience of the Lake and beach.

PRELIMINARY BUDGET

A preliminary budget was prepared for the Master Plan as part of this process. This budget reflects 2012 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 Appendix G for the estimate of probable construction costs. The cost estimates in this report do not include the costs of previously identified in the 2012 Construction Budget Estimates provided by Engberg Anderson.

IMPLEMENTATION

Implementation of plan recommendations 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 immediately. Considerable energy and excitement was generated within the neighborhood and community about this park facility, and momentum should be continued.

Phase 1 would likely include the renovation of the existing parking lot and extension of the multi-use path to connect to

the southern dunes. The simplification of the sidewalk network and building arrival area should also be considered a priority site related project. The playground equipment replacement should be considered a high priority and both areas installed at the same time. It is likely that other parks within the city will need new equipment in the near term, and the city may realize cost savings by combining an equipment order for Southport with other parks. Throughout the year, various manufacturers offer discounts and grants to help subsidize the cost of new play equipment. In 2012-2013, Gametime products, a part of the US Communities Government Purchasing Alliance program, offers equipment to municipalities at attractive prices. With the installation of the southern playground area, relocating the existing shelter at the same time will cluster family activity in a safer location and open the waterfront zone for future dune restoration efforts. The City should work towards repairing the erosion issues along the banks of the park to stop any further washouts as soon as feasible. This may include the movement of large stone and installation of other permanent erosion control measures. The reforestation of the site should begin immediately and continue over many years. Proper species selection is paramount to the long term success of this recommendation. Trees should be selected for their hardiness to strong winds, sandy soils, and full sun exposure.

Second tier site improvements should include development of the dunescape areas and regrading of the beach zones. Both projects will require importation/movement of sand and would best be handled by a single contractor. Care should be taken to not disturb the existing bluff armament or the redeveloped parking area. The lower terrace and new accessible route on the north side of the building should not be constructed until such time that the lower portion of the building and loggia is improved. The slope on the north side of the building can be utilized as a construction entrance for the building renovation and restored post construction to mirror the southern ramp.

The main entry driveway improvements provide a long lasting visual impression of the site and building and should be completed after the main building renovation is complete. Tree plantings and lighting upgrades can be phased in earlier if the city desires or if special funding is available for these features. The photo-simulation provided within this plan shows a long term vision of the grand entry. Larger canopy trees planted in the middle zone will take numerous years to reach a suitable canopy height for this "tunnel" aesthetic. Proper care and pruning should be taken on a regular basis to achieve this goal.

Should the City opt to move forward with the dog exercise area, new fencing can be tied into the existing boundary fence of the Water Treatment Facility and the southern property line fence. This will likely be a later tier improvement as rules and

regulations should be determined and set in place prior to infrastructure improvements.

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

Because the Bath House presents some specific challenges to implementation, the following recommendations are provided. While the order and scope of these recommendations may ultimately change, it is important to understand that the changes may be required in order to respond to funding opportunities or critical building needs. Ultimately if the benefits, responsibilities, and consequences of any changes to the order and scope of the recommended priorities are understood and accounted for, then the changes are responsible ones that forwards the ultimate goal of ensuring the future vitality of the Bath House.

The first priority for the historic Bath House is the repair and restoration of the exterior. Where the existing condition of the building's exterior envelope will negatively impact condition or use of the interior or reduce the life cycle of improvements, priority must be given to the stabilization and repair/restoration of those exterior elements before embarking on Master Plan Recommendations to the Southport Park Bath House. In particular, restoration of the east façade, the arched openings and gabled end walls of the north and south wings should have priority. Once these issues are addressed, additional exterior restoration work may be scheduled to proceed, to coincide with, and in some instances, commence after some of the initial interior restoration and renovation work.

Regarding the restoration and renovation of the Bath House interior, if it should be financial feasible, all interior work would best be conducted as one project. This would allow for the introduction of building systems (mechanicals, plumbing, electrical) while minimizing the disruption of restored and renovated areas. However, in all likelihood, renovations will need to be phased in response to funding available.

If partial funding for interior restorations and renovations requires the phasing of projects, it is recommended to first try under taking the work by level. The upper level would comprise the first phase, and the lower level or North Courtyard Build-out as the second phase. In many ways, the lower level and North Courtyard Build-out are interchangeable and can be done in response to the demand for the opportunities each of them provides. Ultimately, work done on either level could be split into multiple phases to better respond to funding. The downside will be the additional disruptions to scheduled

uses, additional mobilization costs, loss of scale of magnitude pricing, yearly inflation, and possible reworking of previously completed spaces to accommodate building systems passing through those areas. But if these are the necessary challenges to achieving the objective, then they must be faced and planned for.

POLICY

Time and again during the public presentations and commenting process, the master plan team heard about the challenges the public encountered when trying to book space at Southport. In addition, many questions were raised about user fees, appropriate fee levels, sliding fee levels for different times of the day and week, and for different uses (community vs. private event). Questions were also raised as to how the building would be managed such that there was someone to look out for the best interests of the building in the long run, and if use fees would stay dedicated to the building as part of its upkeep. All these questions are really in the realm of Public Policy, and outside the scope of the Master Plan. However, given that these questions and concerns can be applied to any of the City parks, shelters, or buildings available for public use, and their potential impact on the Southport Park Master Plan and its long term success in particular, we provide the following recommendations:

- **Day-to-Day Management:** Proper rental and communal facility management needs to be able to observe and respond immediately in preparation of events and for their duration. How will this be handled? The City should explore a wide range of options from the use of on-site dedicated staff coordinators to developing public-private partnerships with facility management companies.
- **Promotion:** The City needs to promote its public park amenities to its full citizenry. Time and again it was observed that citizens from outside the neighborhoods adjacent to Southport Park had no idea of the park amenities, including the historic Bath House.
- **Interface:** The City of Kenosha’s park system is a wonderful asset that provides many opportunities for its citizens to participate in outdoor activities or make use of wonderful spaces such as the Southport Park Bath House. The continued use of such amenities will help ensure continued public and municipal dedication to their safety and upkeep. The City of Kenosha needs to establish a parks system-wide contact, information, and reservation portal with both a bricks-and-mortar and web based presence. This interface needs to be direct, responsible, and responsive. “What number do I call and to whom do I talk to?” Good service can only help

Kenosha compete with its neighboring communities.

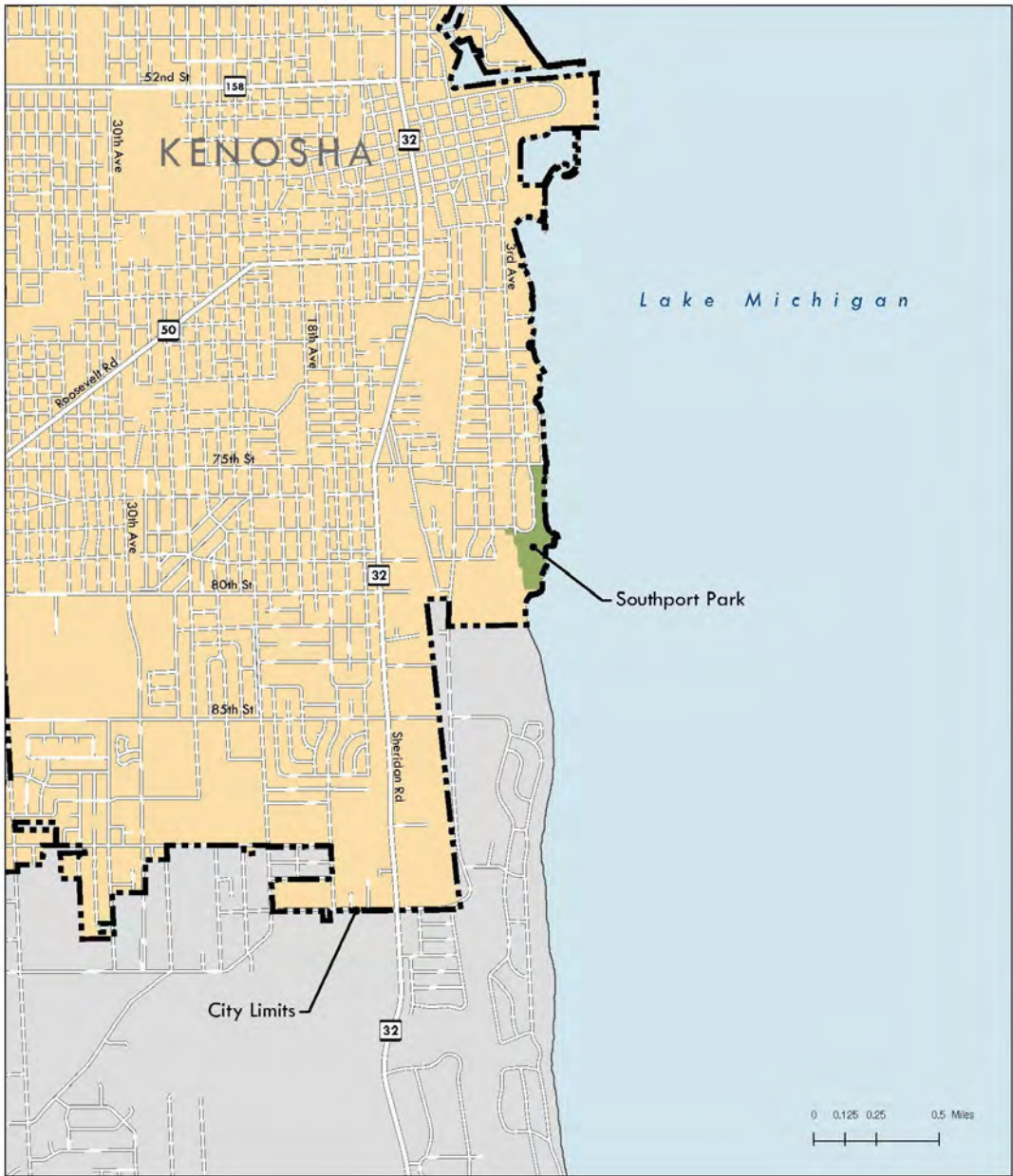
- **User Fee:** Establish a clear user and fee policy for the Southport Park, its Bath House, and for amenities in other City Parks. Develop a fee schedule that will both promote the use of the facilities while seeking appropriate

compensation for use of the facility. Explore a sliding fee scale that takes into consideration the impact or demand on a facility, and the day of week and time of day. The goal is to have these amenities being used throughout the week rather than just on a weekend or evening. Public activity and presence will also help deter vandalism.

APPENDIX

Appendix A	Context Map and Site Analysis
Appendix B	Stakeholder Interview Notes
Appendix C	Public Informational Meeting Comments
Appendix D	Visual Preference Survey Results
Appendix E	Preliminary Concept Plans
Appendix F	Master Plan
Appendix G	Cost Estimate
Appendix H	Character Images
Appendix I	Dog Exercise Area Petition
Appendix J	Potential Funding Sources

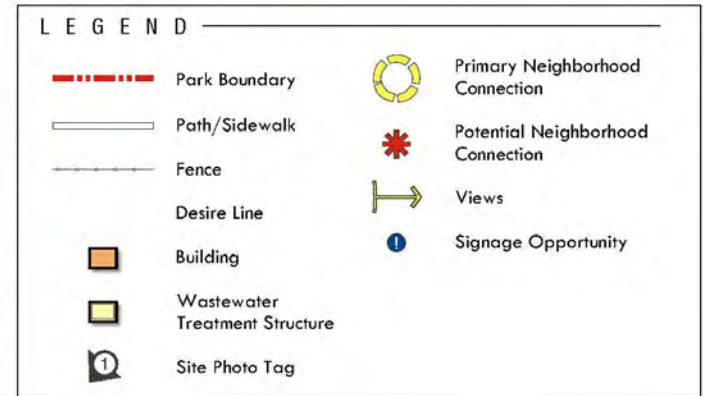
Exhibit A - Context Map and Site Analysis



Southport Park Master Plan

Area Context Map





Southport Park Master Plan

Site Analysis

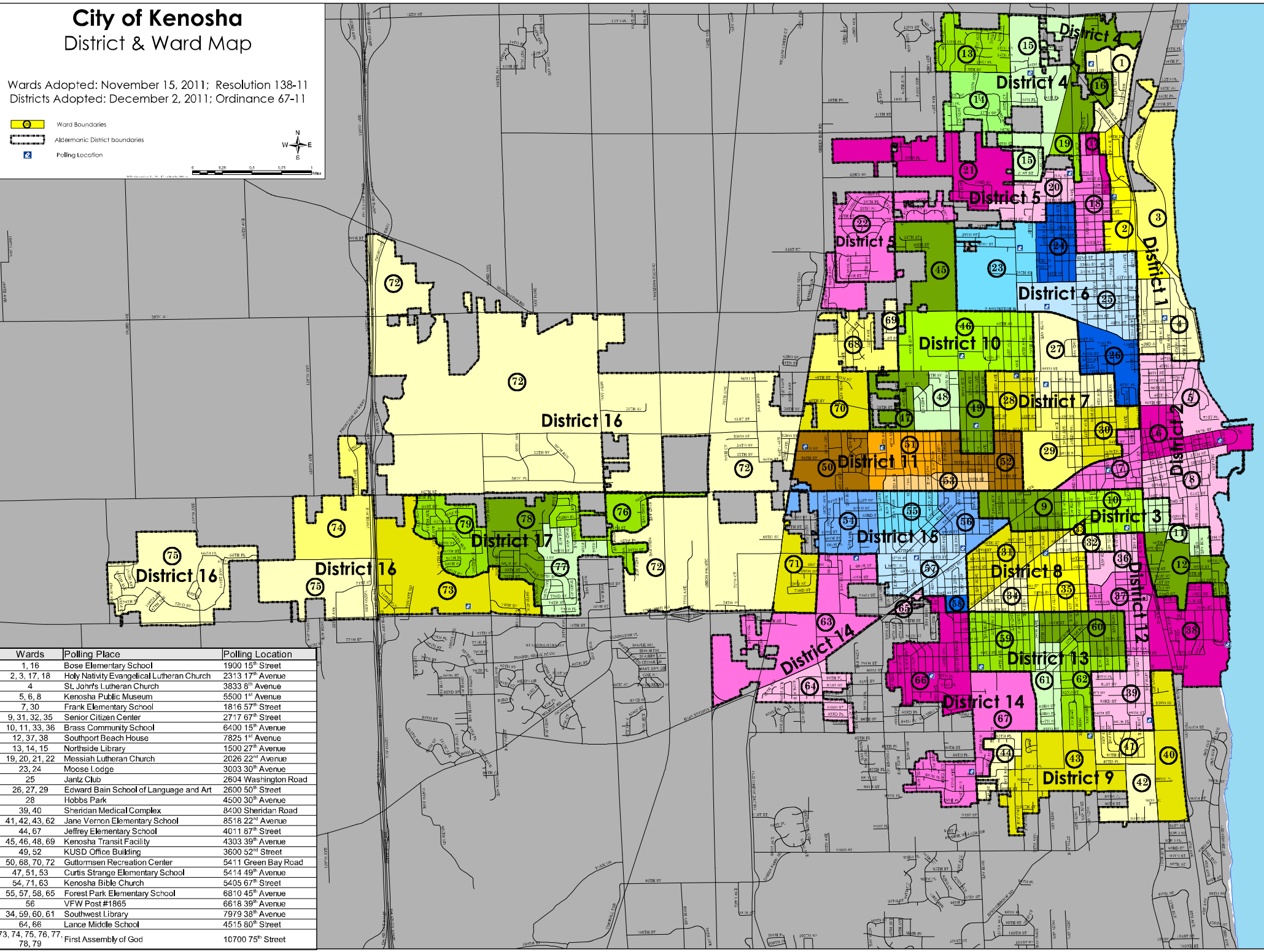


Exhibit B - Stakeholder Interview Notes

City of Kenosha District & Ward Map

Wards Adopted: November 15, 2011; Resolution 138-11
 Districts Adopted: December 2, 2011; Ordinance 67-11

6 Ward boundaries
 Aldermanic District boundaries
2 Polling Location



Wards	Polling Place	Polling Location
1, 16	Bose Elementary School	1900 15 th Street
2, 3, 17, 18	Holy Nativity Evangelical Lutheran Church	2313 17 th Avenue
4	St. Johns Lutheran Church	3833 8 th Avenue
5, 6, 8	Kenosha Public Museum	5500 1 st Avenue
7, 30	Frank Elementary School	1816 57 th Street
9, 31, 32, 35	Senior Citizen Center	2717 67 th Street
10, 11, 33, 36	Brass Community School	6400 15 th Avenue
12, 37, 38	Southport Beach House	7825 1 st Avenue
13, 14, 15	Northside Library	1500 27 th Avenue
19, 20, 21, 22	Messiah Lutheran Church	2026 22 nd Avenue
23, 24	Moose Lodge	3003 30 th Avenue
25	Jantz Club	2604 Washington Road
26, 27, 29	Edward Bain School of Language and Art	2600 50 th Street
28	Hobbs Park	4500 30 th Avenue
39, 40	Sheridan Medical Complex	8400 Sheridan Road
41, 42, 43, 62	Jane Vernon Elementary School	8518 22 nd Avenue
44, 67	Jeffrey Elementary School	4011 87 th Street
45, 46, 48, 69	Kenosha Transit Facility	4303 39 th Avenue
49, 52	KUSD Office Building	3600 52 nd Street
50, 68, 70, 72	Gulbrandsen Recreation Center	5411 Green Bay Road
47, 51, 53	Curtis Strange Elementary School	5414 49 th Avenue
54, 71, 63	Kenosha Bible Church	5405 67 th Street
55, 57, 58, 65	Forest Park Elementary School	6810 45 th Avenue
56	VFW Post #1865	6618 39 th Avenue
34, 59, 60, 61	Southwest Library	7979 38 th Avenue
64, 66	Lance Middle School	4515 80 th Street
73, 74, 75, 76, 77, 78, 79	First Assembly of God	10700 75 th Street

MEETING NOTES

Date: September 24, 2012
Project: Southport Park | Kenosha, WI
SAA#: 2470.08

Meeting Date: September 24, 2012 (phone interview)
Location: SAA Design Group

Prepared by: Patrick Hannon
Attendees: Alderperson Chris Schwartz, Blake Theisen (SAA), Patrick Hannon (SAA)

Discussion: Stakeholder Interview

This was an interview meeting with the alderman as part of a series of interviews with individual stakeholders to learn more about their insights, concerns and ideas regarding the future use of Southport Park and Beach House.

- Newest Alderperson (2nd District, elected in April). Kenosha native.
- Southport Park
 - Long history as a public beach
 - Working to remind people that this planning effort needs to focus on the park as a whole, not just the beach house.
 - Needs to become more of a destination; many people don't know about this park
 - Possible ideas to create a draw include dog exercise area (city dog park), destination playground, improved public beach access, nature trails
 - Kenosha Sand Dunes currently used as an unofficial off-leash dog exercise area by many
 - Neighborhood demographic may not support destination playground idea, but existing play equipment should be upgraded
 - Public interest in emphasizing the natural environment. Walking trails, fitness equipment along trails and educational component celebrating unique history and environment are appropriate
 - Public interest in repairing storm damage and reforestation
 - Establishing Southport as Kenosha's southern trailhead fits in with efforts to become more bicycle friendly and helps integrate trails into a larger system
 - Open to the idea of developing a fishing pier
 - Beach house building
 - Public access needs to be maintained; open to the option of a public/private partnership
 - Building should be renovated, not demolished and re-constructed

define
enhance
sustain

- Is there a way to do this more economically?
- People are having a hard time with the \$3 million estimate; a second estimate may help ease concerns
- Building should largely remain intact, but modifications should be made to allow for greater and more flexible use
- The lower level has potential to be better utilized and should be considered for separate rental facility for events including banquets, meetings and education
- Opportunity to create a pavilion type space
- Would like to see the building better utilized. It has potential for more than just summer weekend rentals.
 - How can this be achieved? Educational component seems to be an appropriate fit.

Meeting Minutes

September 26, 2012
Stakeholder Meeting – Alderman Bogdala
Southport Park & Beach House Master Plan
City of Kenosha, WI
Engberg Anderson Project No. 112170.01
EA File Name: *Document1*

Present For City of Kenosha:
Alderman Bogdala
For SAA, Inc.:
Blake Theisen; Patrick Hannon
For Engberg Anderson, Inc.:
Kevin Donahue

This was an interview meeting with the alderman as part of a series of interviews with individual stakeholders to learn more about their insights, concerns, and ideas regarding the future use of Southport Park and Beach House.

- I. The project and the process need to be publicized more.
 - A. City residents near I-94 have no idea what the discussion is about.
 - B. City needs to publicize the park and building to let residents know the resource exists.
 - C. Few people west of Green Bay Road know the park exists.
- II. Need to “button up” the building and then decide how to utilize it.
- III. Is for whatever the citizenry is for with regard to park and beach house.
- IV. Expect to hear (from the public) they like the park, but beach house is a concern.
- V. How do we increase utilization of beach house – year round use, week long use?
- VI. The beach house is a question of legacy. It should be maintained.
- VII. Will fund raising/publicity compete with the Heritage House?
- VIII. Main concern is something has to happen. An executable plan is needed. Downtown Study was done, but still waiting to see how it will be implemented.
- IX. Building use
 - A. Need a way to use the building, to rent it out.
 - B. Needs more than just a banquet use.
 - C. Event/use has to overcome inertia and must be seen as serious.
 - D. Need to have/solicit a variety of uses.

Meeting Minutes

Stakeholder Meeting - Alderman Bogdala

Page 2

September 26, 2012

These meeting minutes constitute the author's understanding of the issues discussed and the decisions reached. Please contact the undersigned with any additions, deletions or changes.

Prepared by,

Kevin Donahue
Preservation Consultant

KD/kd

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Meeting Minutes

September 26, 2012
Stakeholder Meeting – Alderman Bostrom
Southport Park & Beach House Master Plan
City of Kenosha, WI
Engberg Anderson Project No. 112170.01
EA File Name: *Document1*

Present For City of Kenosha:
Alderman Bostrom
For SAA, Inc.:
Blake Theisen; Patrick Hannon
For Engberg Anderson, Inc.:
Kevin Donahue

This was an interview meeting with the alderman as part of a series of interviews with individual stakeholders to learn more about their insights, concerns, and ideas regarding the future use of Southport Park and Beach House.

- I. The alderman moved to Kenosha in 1994.
- II. The park and neighborhood became part of his district as part of the last redistricting of the City.
- III. The park lost about 80 trees and the roof of the beach house was protected with a blue tarp as a result of the June 2011 storm.
- IV. The neighborhood residents feel:
 - A. The park should remain as is.
 - B. Do not draw in the outside community.
 - C. Preserve the beach house and its community use (ballroom, beach use)
 - D. Beach house and lakeside park area to north are almost two separate parks.
 - E. Masterplan is not necessarily needed.
- V. Connectivity to park trail is good.
- VI. The beach house should remain in use; it has a presence in the park.
- VII. The beach house is not a good fit for a destination retail business (coffee shop), but could be good for concession or a commercial use at the site.
- VIII. Water treatment facility a challenge because of the odor. May be why beach no longer used.
- IX. Current and waves may be an issue. Other beaches are more sheltered - breakwaters and walls.
- X. Users:
 - A. Beach - local families, neighborhood
 - B. Park - cyclists, joggers, grandparents taking out their grandchildren.
- XI. Neighborhood might accept this being the southern trailhead for the bike path.
- XII. A stand-alone concessionaire/trailhead might provide enough traffic.
- XIII. The beach house is used for banquets, voting, classroom, yoga/zoomba.
- XIV. Need to review revenue generation and find a way to keep generated revenue dedicated to the site.

Meeting Minutes

Stakeholder Meeting – Alderman Bostrom

Page 2

September 26, 2012

- XV. Keep Kenosha Beautiful maintained the flower beds, but with cutting of paid volunteer coordinator position, the flower beds have not been kept up.
- XVI. Park is adequately maintained by the City, but not the building. Need to develop an enterprise fund for the building.
- XVII. Review council meetings, press, and the Save Southport Facebook page to understand how viewpoint has changed over time. Initial City thoughts were to raze it. This created a lot of distrust/concern. What is the endgame?
- XVIII. August 15th:
 - A. Alderman Bostrom drafted a resolution to fund the beach house and had it on the August 15th agenda.
 - B. On the day of the meeting the resolution was pulled from the agenda.
 - C. Result is many see politics at play. Everyone is asking, “What are we missing?” Mayor vs. a significant portion of the council.
 - D. A resolution did come out – Friends of Southport Beach House, but left undefined. It is meant to raise funds for the beach house and to brainstorm uses.

These meeting minutes constitute the author's understanding of the issues discussed and the decisions reached. Please contact the undersigned with any additions, deletions or changes.

Prepared by,

Kevin Donahue
Preservation Consultant

KD/kd

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Meeting Minutes

September 26, 2012
Stakeholder Meeting – Alderman Mathewson
Southport Park & Beach House Master Plan
City of Kenosha, WI
Engberg Anderson Project No. 112170.01
EA File Name: *Document1*

Present For City of Kenosha:
Alderman Mathewson
For SAA, Inc.:
Blake Theisen; Patrick Hannon
For Engberg Anderson, Inc.:
Kevin Donahue

This was an interview meeting with the alderman as part of a series of interviews with individual stakeholders to learn more about their insights, concerns, and ideas regarding the future use of Southport Park and Beach House. Alderman Mathewson (8th District) is included as a stakeholder for his participation on the Parks Commission.

- I. Alderman Mathewson came to Kenosha in 2005, so unlike residents of his district, he has no personal memories/attachment to beach house site. Beach house holds a special place in the hearts and minds of residents.
- II. Beach used to be used for swimming, but no longer and does not have a lifeguard.
- III. Park is used for casual strolling, engagements, 1st dates.
- IV. East side of building is boarded up, so people think building is abandoned. There needs to be a use there.
- V. The park is defined by the beach house building.
- VI. There needs to be some repair to the landscape, but many of the homeowners along the lake side are happy with the loss of the trees. (The trees were blown over in a storm in 2011)
- VII. The only dog park is out at Petrified Springs. There are a lot of dogs there. Could be an amenity for Southport Park.
- VIII. The highest visitor use is from out of the neighborhood or out of town – they are guests at the wedding receptions held here. Look at the license plates in the parking lot. As a professional photographer, the alderman has also seen it.
- IX. A problem for broader community use of the park is the lack of directional signage as the park is not on a primary road.
- X. Park should be for community use and not just neighborhood use.

Meeting Minutes

Stakeholder Meeting - Alderman Mathewson
Page 2

September 26, 2012

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Prepared by,

Kevin Donahue
Preservation Consultant

KD/kd

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Meeting Minutes

September 26, 2012
Stakeholder Meeting – Alderman Michalski
Southport Park & Beach House Master Plan
City of Kenosha, WI
Engberg Anderson Project No. 112170.01
EA File Name: *Document1*

Present For City of Kenosha:
Alderman Michalski
For SAA, Inc.:
Blake Theisen; Patrick Hannon
For Engberg Anderson, Inc.:
Kevin Donahue

This was an interview meeting with the alderman as part of a series of interviews with individual stakeholders to learn more about their insights, concerns, and ideas regarding the future use of Southport Park and Beach House. Alderman Michalski (3rd District) sits on Water and Storm Water Utility Commissions and his district is to the immediate north of Southport Park.

- I. Margaret Heller is in his district and has been leading the move for restoring the beach house.
- II. Repair/preserve the building, but use asphalt shingles in lieu of slate and better windows. Find a way to adaptively reuse the courtyards. Building needs to have sprinklers if used for educational purposes.
- III. Site needs to draw people.
 - A. Neighborhood views this as their park, not a city park.
 - B. Neighborhood has mixed views about programming. A permanent draw to the site will be acceptable to the neighbors.
 - C. Use that draws a couple hundred OK, but a use to draw thousands will not be acceptable to the neighborhood.
- IV. The (swimming) lagoon had water quality issues because of seagulls.
- V. The park is heavily used on 4th of July, with people reserving their spots with tents or taping off areas.
- VI. Park Amenities:
 - A. Upgrade the playground equipment
 - B. Various playfields were not used and eventually were removed.
- VII. The utility would like to transfer ownership/care of the dunes to another entity.
 - A. The dunes are a difficult area as the path continually washes out.
- VIII. Smell from the sewage treatment is predominantly from doors opened to admit “honey wagons” or when removing the built-up solids that remain following purification of wastewater. Low water levels in the sewer system also contribute (this year’s drought). System can be flushed, and chemicals added upstream to help alleviate smell.

Meeting Minutes

Stakeholder Meeting - Alderman Michalski
Page 2

September 26, 2012

IX. Water issues are from seagulls, not from water treatment plant.

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Prepared by,

Kevin Donahue
Preservation Consultant

KD/kd

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Exhibit C - Public Informational Meeting Comments

Landscape
Architects
Planners
Engineers

PIM #1.1 Sign-In
Southport Park Beach House
Kenosha, WI
September 26, 2012, 6:00-7:30 PM

Ray Forgianni	8731-45th Ave
Rita Serpe	7704-36 Ave 53142
AURA DIPPER	6347 50th Ave 53142
Amy Garrigan	7755 6th Ave 53143
FRANCISCA LOLOKA	FRANCISCALOLOKA@AOL.COM
John Valaske	7607-6 Ave.
G JOHN RUFFOLO	3508 13 PL.
Tom Riley	5016 4th Ave
Jim Smolnik	7615 Third Avenue
Janis Fellock	4812-33 Ave
Jim MATZUR	4815-7 AVE
Soldenwagner family	7708-3rd Ave
KATHERIN & DAVID ANDREA	6805 3rd Ave
Trish Petretti	7504-2nd AVE
Connelly Family	6814 5th Ave 53143

define
enhance
sustain

Landscape
Architects
Planners
Engineers

PIM #1.1 Sign-In
Southport Park Beach House
Kenosha, WI
September 26, 2012, 6:00-7:30 PM

Jane Bokos	6207 7 th Ave. #18	652-5398
DARLEEN CHIAPPETIA	6702-3RD AVE	654-9177
Crystal Lee	1621 59 th ST	764-4841
Karina Lee	1621 59 th ST	764-4841
Karen Olufs	1419-8 th ST	694-7524
SUSAN OLSON	7117 5 th AVE	577-5295
Marsha Caporaso	6910 3rd Ave	551-5538
Maureen Goldstein	3818 5 th Ave	652-7133
Eric Hangaard	" " "	8102628
JAMES SINCLAIR	2615 3RD AVE	652-3698
MARK GLIMBINGER	BOX 580432	697-7699
Sally Huck	7612 3rd Ave Kenosha, WI	652-0523
Ellen Ferwerda	7824-5 th Ave. " 53143	262-748-7181
Ruth Clark	6861 3rd Ave Kenosha	652-5194
Karin Semzert	7710 5 th Ave Kenosha	653-0891
CLOVER CHAPMAN-ALDRIDGE	403 73RD ST. KENO	
Tom Morelli	7733 3rd Ave	656 9546
Ann Morelli	7733 3RD AVE	656 8740

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Landscape
Architects
Planners
Engineers

PIM #1.1 Sign-In
Southport Park Beach House
Kenosha, WI
September 26, 2012, 6:00-7:30 PM

Phyllis Brantt - 907-70th St 654-8109
 Susan ANDREA-Schlenker 505 73rd St
 Thos. J. STEFANI 16831 Burlington Rd Paris
 Mendi Schneider 625 78th St Kenosha
 Barb Elliott 117 71st St Kenosha 657-7411
 Marypat andrea 508-68th St. Kenosha 925-0708
 Jean & Ken Henry 7857 5th Avenue 652-3724
 MIKE POSTER 7306 5th AVE 654-64800
 Karina Lee 1621 59th St Kenosha 262-764-4841
 Dorothy Darula 7830 Pershing Blvd Kenosha 694-5046
 RUTH VANDEVOORT 4808 - 69th St 658-1598
 Klemm and NOMM Sule
 Don + Lisa Orth 7875-5th Ave
 Jean Rauer 7200 1st Ave Kenosha 654-7200
 Jan Michalski 416 71st St 53143
 Scott Gordon 5204 46th St Kenosha 53140
 Louis TRUGANI 4526 29th AVE 53140
 Ald David Bogdala 7101 96th Ave 53142
 Rita Rinelli #1852-72nd Ave. 53140

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Landscape
Architects
Planners
Engineers

PIM #1.1 Sign-In
Southport Park Beach House
Kenosha, WI
September 26, 2012, 6:00-7:30 PM

Mike Lemens 625 52nd St. (262) 653-4147
 Gregg Krehme 46038 32nd Av
 Margaret Hill 217-69th St
 Barbara Gendron 402-73rd 654-8754
 David A. Lindman 402-73rd St
 Gil Wilson 6706 3rd Ave.
 Linda Pentecost 5524 2nd Ave
 Guy W. Clarke 7260 1st Ave
 Linda Burch 7118 1st Ave.
 Chris Eisenhauer 7849 Av 6th Av
 JANE HARRINGTON-HEIDE 4715 7th Ave
 Kathryn Comstock 3803 8th Ave
 Margie Gentner 7856-20th Ave
 Joe Olson 7307 First Ave
~~Steve~~ 1906 84th St
 Dana Munko-Baker 7137 6th Avenue
 AL SWARTZ 7168-3rd Ave
 James King 7725 3rd Ave
 Ann King "

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Exercise 1:

List 3 things that you like about the Southport Park property that should be preserved/enhanced. What makes this area special?

- ① Wide open space for walking & viewing lake.
- ② Beach house is very interesting
- ③ Continuous views of lake.

List 3 concerns/issues that you have about the area/site that should be addressed.

- ① Developing site which would obscure lake view.
- ② Vandalism of site
- ③ Replanting trees & improving landscaping.

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

Community center with summer beach availability
walking area and play ground for kids

Opportunities (Programming? Spatial relationships? Connectivity?)

Building Use/Re-use

Community center & beach house

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Exercise 1:

List 3 things that you like about the Southport Park property that should be preserved/enhanced. What makes this area special?

1. The Beach house is wonderful
2. The Natural Open Areas
3. Wood Parking

List 3 concerns/issues that you have about the area/site that should be addressed.

1. The Beach house repaired
2. Replace the beach
3. Stop using the beach area as a dumping ground

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)
A natural preserve w/o a lot of
over development.

Opportunities (Programming? Spatial relationships? Connectivity?)

Building Use/Re-use

fix the building! w/o abusing
the landscape -

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Exercise 1:

List 3 things that you like about the Southport Park property that should be preserved/enhanced. What makes this area special?

Access to the Dunes & beach access,
Beach House, children's playground

List 3 concerns/issues that you have about the area/site that should be addressed.

11 pieces of Beach House, improved
playground equipment, bathrooms

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

Ⓟ Keep open space!
No dog park!!!
Nature emphasis
natural landscaping
for birds, animals

Opportunities (Programming? Spatial relationships? Connectivity?)

Accessible playground equipment,
Classes
(fee based)
Adult Education

Building Use/Re-use

Nature center or community programming
Also open to making it more of a \$ make
for weddings & business functions

I would
love to see
playground
equipment on
North end
of park
and more
nat'l landscaping
on South
end as you
approach
Dunes

Not enough red dots

define
enhance
sustain

Do the deferred maintenance

Exercise 1:

List 3 things that you like about the Southport Park property that should be preserved/enhanced. What makes this area special?

- ① The Historic Beach House & Bath House
- ② open the beach area again like it was in the 60's
- ③ natural open space - residential

List 3 concerns/issues that you have about the area/site that should be addressed.

- ① Terrible playground equipment
- ② Beach House & Bath house not accessible to the public
- ③ Not kept up - lawn not mowed - beach not cleaned

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Deterioration of beach house
Land Use and Activities (Active uses? Passive uses?)

Natural uses - walking, biking, flag football. This is a residential area

Opportunities (Programming? Spatial relationships? Connectivity?)

The City just shut down yoga classes at the beach house for stupid reasons

Building Use/Re-use

- ① Fix the building!!! and open it for
- ② yoga - stretching, sunrise - groups
- ③ Reestablish the beach & put in life guard, concession, bath rooms, paddle boards

Stop stalling

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I don't we will be made
to feel we have to choose
between restoration of one
beach ~~over~~ the other.

I at the same time
+ value of the simplicity
structures - open
natural green
space like
this is
valuable to any
city

Exercise 1:

List 3 things that you like about the Southport Park property that should be

preserved/enhanced. What makes this area special?

I appreciate that the Park and Beachhouse are publicly
owned & ~~affordable~~ for that the beachhouse is affordable to
most citizens to rent for special occasions. The accessibility
of the beachfront to everyone is a plus that should be
maintained. Some other structures for shelter for picnics and some
appropriate trees or other low maintenance foliage would be nice

List 3 concerns/issues that you have about the area/site that should be addressed.

- 1) That the building will not be fixed or maintained.
- 2) That the site would be over-developed. This whole
thing surrounds the Beach House. We want to
keep the simplicity and accessibility of the site.

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in
terms of:

Land Use and Activities (Active uses? Passive uses?)

I don't see that much needs to change outside
of the upkeep and administration of the
Beachhouse facilities

Opportunities (Programming? Spatial relationships? Connectivity?)

that relationships could be developed with the (health
& wellness communities) to sponsor, advertize and encourage
activities that promote health - yoga, meditation, gardening, social
actv. ties, etc.

Building Use/Re-use

This could be an exemplary spot
to offer educative ~~opportunities~~ and social
opportunities for all citizens of Kenosha.

Hospitals,
mental health
professionals,
etc.

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Exercise 1:

List 3 things that you like about the Southport Park property that should be preserved/enhanced. What makes this area special?

LAKE, BEACH, BUILDING
TRUCK POINT AND REPLACE BRICKS
NEEDED

List 3 concerns/issues that you have about the area/site that should be addressed.

PRESERVE BUILDING!
PROMOTE ITS RENTAL POTENTIAL...

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in

terms of: BLUHM AROUND SEWAGE TREATMENT
PLANT TO PREVENT BAD SMELL

Land Use and Activities (Active uses? Passive uses?)
BASEBALL, FOOTBALL LIGHTING, & REMOVE

ROCKS IN FRONT OF BEACH HOUSE RETURN
VENDING WINDOW ON LAKE SIDE

Opportunities (Programming? Spatial relationships? Connectivity?)

EDUCATIONAL, MOVIES, LECTURES

Building Use/Re-use

PUBLIC MOVIE NIGHTS OPEN TO PUBLIC

BOYS & GIRLS SCOUTS MEETINGS, SMALL
INDOOR CONCERTS...

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Exercise 1:

List 3 things that you like about the Southport Park property that should be

preserved/enhanced. What makes this area special?

The beach ~~area~~ and lakefrontage are special

Preserve public access

List 3 concerns/issues that you have about the area/site that should be addressed.

The beach no longer exists - restoration required.

Remediate the beach house, with possible enclosure (roof/awning) of changing rooms

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

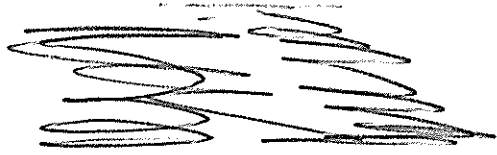
~~same~~ same as the last 60 yrs.

Opportunities (Programming? Spatial relationships? Connectivity?)

Building Use/Re-use

Lease the bldg without restricting public access, preserving the meeting & reception functions. Let business functions fall to the lessee. Maintain public ownership of beach house

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Exercise 1:

List 3 things that you like about the Southport Park property that should be preserved/enhanced. What makes this area special?

ART BUILDING ART - SWIMMING

BATH HOUSE FACILITIES

List 3 concerns/issues that you have about the area/site that should be addressed.

SAFETY FOR USE

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

PLAZA

Opportunities (Programming? Spatial relationships? Connectivity?)

Building Use/Re-use

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Exercise 1:

List 3 things that you like about the Southport Park property that should be preserved/enhanced. What makes this area special?

HISTORIC BEACH HOUSE

BIKE/WALKING PATH

PUBLIC ACCESS TO LAKEFRONT

List 3 concerns/issues that you have about the area/site that should be addressed.

CONDITION OF BEACH HOUSE AND SURROUNDING AREA

PLAYGROUND EQUIPMENT

REPLACE LOST TREES

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

RESTORE SWIMMING BEACH

KIDDIE POOL

PLAYGROUND FOR TODDLERS & OLDER KIDS

PROMOTE BIKING BY ENHANCING PATHS THROUGH THE PARK

Opportunities (Programming? Spatial relationships? Connectivity?)

Building Use/Re-use

RENTAL FOR FAMILY EVENTS (WEDDINGS, REUNIONS, ETC.)

START POINT FOR ORGANIZED WALKS, RUNS & BIKE RIDES

CLASSES, MEETINGS, CLUBS

COMMUNITY MEETINGS

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sustain

Exercise 1:

List 3 things that you like about the Southport Park property that should be preserved/enhanced. What makes this area special?

Beauty of beach house - uniqueness
Beach - lake access
Playground could be expanded

List 3 concerns/issues that you have about the area/site that should be addressed.

Beach has been ruined
Drug dealers sell here
Beach house is decaying

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Add to building + put Senior Center here
Land Use and Activities (Active uses? Passive uses?)
Beach should be made useable again (North Beach (for picnic))
clean up drug dealing

Opportunities (Programming? Spatial relationships? Connectivity?)

Senior center
Adventures in lifelong learn

Building Use/Re-use

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sustain

Exercise 1:

List 3 things that you like about the Southport Park property that should be preserved/enhanced. What makes this area special?

The natural beauty —

List 3 concerns/issues that you have about the area/site that should be addressed.

lighting to walk thru @ nite —

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

A possible Boardwalk —

Opportunities (Programming? Spatial relationships? Connectivity?)

nightly gatherings

Building Use/Re-use

EVERYTHING —

define
enhance
sustain

Exercise 1:

List 3 things that you like about the Southport Park property that should be preserved/enhanced. What makes this area special?

- 1) Beautiful property
- 2) KTEC uses this property for MS socials - I have younger siblings
- 3) Great area for recreational activities

List 3 concerns/issues that you have about the area/site that should be addressed.

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

We should use this location to implement more youth involvement in our local landmarks.

Opportunities (Programming? Spatial relationships? Connectivity?)

More youth activities and programs for students as well as adults with disabilities

Building Use/Re-use

Youth gatherings/events; recreational sports team i.e

(i.e. Mult. sclerosis)

define
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sustain

Exercise 1:

List 3 things that you like about the Southport Park property that should be

preserved/enhanced. What makes this area special?

*This is a beautiful asset to our city with ^{rich} history,
Prime real estate on lake for all to enjoy,
safe place for children to play should
be maintained here.*

List 3 concerns/issues that you have about the area/site that should be addressed.

*Safety for anyone using this park
Make park inviting place to come here*

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

*More area east of building for swimming
area and open bathtubs again.
Planting of more trees + community flower garden*

Opportunities (Programming? Spatial relationships? Connectivity?)

Building Use/Re-use

*Promotion of more events building on uses
already in place.*

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Exercise 1:

List 3 things that you like about the Southport Park property that should be preserved/enhanced. What makes this area special?

Bike Path

soccer fields

List 3 concerns/issues that you have about the area/site that should be addressed.

sewage treat plant - smell!
no AC for summer events - limiting!

Cost of up-dating heat in winter!

Exercise 2:

How much - bit content??

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

Opportunities (Programming? Spatial relationships? Connectivity?)

Building Use/Re-use

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Exercise 1:

List 3 things that you like about the Southport Park property that should be preserved/enhanced. What makes this area special?

- ~~the non~~
- ① non commercialization
 - ② preserve
 - ③ natural beauty
 - ④ enhance beach
 - ⑤ restore building for use

List 3 concerns/issues that you have about the area/site that should be addressed.

don't make it a Jersey shore tony town
naturally preserved enhance park for
family functions & children
& events ~~such as~~

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

educational activities, marine life etc
Symphony under stars annually
Opportunities (Programming? Spatial relationships? Connectivity?)

partnerships with U of W Parside for
learning lab + educ opps.

Building Use/Re-use

Vendor events, private functions
lectures & education, arts events, life-long learning for
major population

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Exercise 1:

List 3 things that you like about the Southport Park property that should be preserved/enhanced. What makes this area special?

beach house green space
bike path

List 3 concerns/issues that you have about the area/site that should be addressed.

need public bathrooms
better beach access/safer
more playground equipment

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in

terms of:
Land, Use and Activities (Active uses? Passive uses?)
soccer ball court?
install promenade/riverwalk
could space by water treatment type
plant beach soccer field?
Opportunities (Programming? Spatial relationships? Connectivity?)
thing?
need to facilitate daytime
programming/use
Building Use/Re-use

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Exercise 1:

List 3 things that you like about the Southport Park property that should be

preserved/enhanced. What makes this area special?

- THE EXISTING BEACH HOUSE
- THE "GREEN SPACE" & BEACH FRONT

List 3 concerns/issues that you have about the area/site that should be addressed.

WHY WE NEED TO CHANGE ANYTHING - THIS IS
A LAKEFRONT PARK - NOT GREAT AMERICA

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

¹⁾ "GREEN SPACE" ONLY - IMPROVE PLAYGROUND EQUIP

Opportunities (Programming? Spatial relationships? Connectivity?)

WE ARE MISSING TOO MANY TREES.

Building Use/Re-use

JUST AS IT IS NOW - A BEACH HOUSE -

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Exercise 1:

List 3 things that you like about the Southport Park property that should be preserved/enhanced. What makes this area special?

The Lake combined with the Park make the park special. The Beach house should be restored. Playground equipment should be updated. That is all I would suggest

List 3 concerns/issues that you have about the area/site that should be addressed.

Beach house needs to be fixed.
Playground equipment need simple way
Walkways/road needs repair

Exercise 2:

General maintenance needs to be done
(re)walkways, grass, trees, road
What is your vision for Southport Park in future years? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

Continue as is

Opportunities (Programming? Spatial relationships? Connectivity?)

For building use, to develop more activities during the day - young to old

Building Use/Re-use

Building/Playground could be staffed + used for neighbors kids after school / during summer

OPEN THE BATHROOMS !!

Police to minimize vandalism

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Exercise 1:

List 3 things that you like about the Southport Park property that should be preserved/enhanced. What makes this area special?

Building - lakefront park - walking/bike trail

List 3 concerns/issues that you have about the area/site that should be addressed.

Safe boarded up windows, better playground, bike trail heading south

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

More use of building to make it worth the investment

Opportunities (Programming? Spatial relationships? Connectivity?)

classes, meetings Open Restrooms

Building Use/Re-use

Outdoor activities on flat sand area directly behind building. Dances, volleyball, children activities.

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Exercise 1:

List 3 things that you like about the Southport Park property that should be preserved/enhanced. What makes this area special?

① The trees. We lost around 80 trees June 30, 2011. They should be replaced! ② The bike/walking paths. ③ The historic southport Beach house. It should be repaired + possibly hold classes like it did this summer. Ex. Yoga, Mommy + Me, square dancing - Kenosha Pops Band practice.

more
Painting,

① Trees should be replaced! ② Beach would be used if they could grade water level & add sand (in the water) so

swimmers could wade out and the water would remain shallow for 20 feet or more. Right now the water is very rocky and drops to 4 feet deep very quickly. Simmons Island beach - you can walk out far and it is still shallow. This helps warm up the water and makes it safer for swimmers. ③ Beach house repairs

And Water sewage treatment plants smells should be done.
What is your vision for Southport Park in future years? What improvements should be made in terms of: many evenings in the summer.

Land Use and Activities (Active uses? Passive uses?)

Maybe improve playground equipment for handicapped kids. Rent paddle boards + kayaks if beach issue is resolved.

Opportunities (Programming? Spatial relationships? Connectivity?)

leave the open park spaces as they are w/ above improvements. Groups play soccer, people ride bikes, jog, walk their dogs. It does not have to be a commercial use.

Building Use/Re-use

Weddings, parties, I don't think this park needs to

generate money for the city. If the beach is fixed maybe a summer concession stand + boat rental.

Socce ball -
Jolleyball courts
Winter:
skating Rink

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Exercise 1:

List 3 things that you like about the Southport Park property that should be

preserved/enhanced. What makes this area special?

THE BEACH, THE BEACH HOUSE, THE PLAYGROUND:

THIS IS A GREAT AREA FOR KIDS TO PLAY, PICNICS,
AND SWIMMING.

List 3 concerns/issues that you have about the area/site that should be addressed.

SMELL FROM SEWAGE PLANT CAN BE BAD,

BEACH MAINTENANCE IS SPORADIC (SAND, LITTER
CLEAN UP), REPLANT TREES LOST IN 2011

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

CANOE / KAYAK LAUNCH, BETTER PLAYGROUND

FACILITIES, MORE BEACH HOUSE ACTIVITIES (SMALL
CONCERTS?), MORE COMPLETE BIKE PATH

Opportunities (Programming? Spatial relationships? Connectivity?)

BIKE PATH - IT WOULD BE NICE TO SEE IT
CONNECTED THROUGH THE KENOSHA DUNES

Building Use/Re-use

RENTAL, SMALL CONCERT VENUE, ADD TENNIS
COURTS

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Exercise 1:

List 3 things that you like about the Southport Park property that should be preserved/enhanced. What makes this area special?

Peaceful community Park

Bike/Ped Path

The building

List 3 concerns/issues that you have about the area/site that should be addressed.

Ruining the site (Passive Park) w/development

Building Preservation

The treatment plant effect

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

Preserve the Building

Passive Park

Opportunities (Programming? Spatial relationships? Connectivity?)

Beach house as community center

Building Use/Re-use

community center

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Exercise 1:

List 3 things that you like about the Southport Park property that should be

preserved/enhanced. What makes this area special?

The Beach & Beach House, The Sand Dunes. This is the most amazing
Lakefront property. It is so natural

List 3 concerns/issues that you have about the area/site that should be addressed.

The Beachhouse is in disrepair and needs major renovations before further
deterioration occurs (and it ends up costing us all more money)
THE Building is one of our Historic Gems and it should be preserved.
The surrounding Park should be improved and maintained. To include connecting
paths to sand dunes (or Boardwalk?)
The entryway to the Beachhouse could have a Brick sidewalk
where area Businesses and individuals could purchase Bricks

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

~~This would be a~~ There is an opportunity to use the building and
the surrounding area (Beach Park) for focusing on wellness programs
for the community. Yoga, Zumba, Beach Volley Ball, Family outdoor movies
Pop up Restaurants based on the Season.

Opportunities (Programming? Spatial relationships? Connectivity?)

Community building programs that promote healthfulness and wellness
for families (For All Ages).

It should still be available for Rentals

Building Use/Re-use

Use for Wellness Programs promoting a healthy lifestyle
for All Ages. Use for Concerts, have Community Events

Start at Beachhouse for Family walks and end up at Beach House
for a celebration, Pop up restaurants ~~the~~ Ambrosia and Fuell
have already said they would be interested) could provide
healthy ~~and~~ food for sale.

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Exercise 1:

List 3 things that you like about the Southport Park property that should be preserved/enhanced. What makes this area special?

① The Beach House - Historical value.

② A Beach to swim at

③ Bike path is great

List 3 concerns/issues that you have about the area/site that should be addressed.

Drugs + Gangs

graffiti

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

Beach Volleyball, yoga classes, concessions,

Ice skating rink with warming house, music

Opportunities (Programming? Spatial relationships? Connectivity?)

Building Use/Re-use

parties rental, meetings, lessons, dancing

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Exercise 1:

List 3 things that you like about the Southport Park property that should be preserved/enhanced. What makes this area special?

Keep it original, and as designed without changes

List 3 concerns/issues that you have about the area/site that should be addressed.

Unattractive changes to do interior + exterior

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

Activities COMMITTEE is needed.

Opportunities (Programming? Spatial relationships? Connectivity?)

Newsletter

Building Use/Re-use

Concerts

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Exercise 1:

List 3 things that you like about the Southport Park property that should be preserved/enhanced. What makes this area special?

- PROXIMITY TO THE LAKEFRONT
- HISTORICAL ARCHITECTURE OF THE BEACH HOUSE
- AMPLE GREEN SPACE FOR A VARIETY OF ACTIVITIES

List 3 concerns/issues that you have about the area/site that should be addressed.

- NEGLECT AND DETERIORATION OF THE BEACH HOUSE
- DETERIORATION OF THE BEACH
- POTENTIAL NEGATIVE EFFECT OF PROXIMITY TO WATER TREATMENT PLANT

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

- FAMILY-ORIENTED COMMUNITY FACILITY

Opportunities (Programming? Spatial relationships? Connectivity?)

- UPDATED BEACH HOUSE

Building Use/Re-use

- WORKSHOPS, EDUCATIONAL PROGRAMMING

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Exercise 1:

List 3 things that you like about the Southport Park property that should be

preserved/enhanced. What makes this area special?

Scenery is beautiful
The architect is beautiful
Many Kenoshans have childhood memories

List 3 concerns/issues that you have about the area/site that should be addressed.

Would not want to see it razed.

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

I would like to see it back in
use as a Beach House

Opportunities (Programming? Spatial relationships? Connectivity?)

Building Use/Re-use

Rent hall for weddings or other
special occasions

Landscape
Architects
Planners
Engineers

PIM #1.2 Sign-In
Northside Library
Kenosha, WI

October 3, 2012, 6:00-7:30 PM

Ralph Ruffalo Southport Rigging
2926-75th St Kenosha, WI 53143

Ralph@SouthportRigging.com

G JOHN RUFFALO 3508-13 PL GJOHRUFFALO@KENOSHA, WI

Gordon LaCombe 2485 Lincoln Rd, Kenosha

Cliff Johnson 7201-27 Ave Kenosha

Michael Lemens 625 52nd St. mlebens@kenosha.org

ROBERT MERLETTI 653-1689 7320 5TH AVE.

Joe Blomshine 4446-HARRISON RD KENOSHA

Bethryn Comstock 3803 8th Ave, Kenosha

JANE HARRINGTON HINE 4715 7th AVE KENOSHA

Linda C. Antaramian 5524 2nd Ave Kenosha

Michele Markiewicz 527-15th Pl. Kenosha

Karin Seanzert 7710 5th Ave Kenosha

JOHN Skalbeck 11212 86th St. Pleasant Prairie WI

Kevin Mathewson 6624 21st Ave Kenosha, WI

Marge Gentner 7856-20th Ave Kenosha

Rob ADAMS 2826-6th Ave Kenosha

Margaret Kelle 217-69th St Kenosha

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Planners
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PIM #1.2 Sign-In
Northside Library
Kenosha, WI
October 3, 2012, 6:00-7:30 PM

Chris Schwartz
Kerstin
Louis (RUGAN)
Bria McKinelli

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Exercise 1:

List 3 things that you like about the Southport Park property that should be preserved/enhanced. What makes this area special?

List 3 concerns/issues that you have about the area/site that should be addressed.

The odor from the Water Treatment Plant ranges from nuisance to so strong you can taste it. This should be corrected, especially if any income is expected from building/room rental.

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

Restore swimming

Opportunities (Programming? Spatial relationships? Connectivity?)

Building Use/Re-use

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Exercise 1:

List 3 things that you like about the Southport Park property that should be preserved/enhanced. What makes this area special?

! The building.
Preserve Historic Value. ? Make beach nicer. ? Add new playground like the one in Waukegan.

List 3 concerns/issues that you have about the area/site that should be addressed.

• Restore the masonry
• make beach

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

Open to the public. Show our future generations where they came from. ~~Place~~ fun photos on walls.

Opportunities (Programming? Spatial relationships? Connectivity?)

Green educational things.

Building Use/Re-use

Room always open for walk-in.

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Exercise 1:

List 3 things that you like about the Southport Park property that should be

preserved/enhanced. What makes this area special?

VIEW - Trees - Building

List 3 concerns/issues that you have about the area/site that should be addressed.

NO DOG PARK, the Need OF MORE TREES -

PLAY GROUND Set For Kids, USER FRIENDLY PARK -

SHOWER AREA -

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

FOOD COURT

Opportunities (Programming? Spatial relationships? Connectivity?)

Building Use/Re-use

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Exercise 1:

List 3 things that you like about the Southport Park property that should be

preserved/enhanced. What makes this area special?

- The ability of "Dog Walkers" like myself to access the parking + the grounds (beach, grass, prairie, etc.) Free of Charge!!
- The location on Lake Michigan is the big item.

List 3 concerns/issues that you have about the area/site that should be addressed.

- Free parking (12 months/yr)
- goose poop + doggie poop clean up
- keep the rest-rooms open 24 hrs

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

- Available for dog people (no restrictions on responsible people/dogs)
- Access to prairie + beaches

Opportunities (Programming? Spatial relationships? Connectivity?)

- No restrictions on kayak/canoe launch

Building Use/Re-use

- kayak-canoe storage

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Exercise 1:

List 3 things that you like about the Southport Park property that should be preserved/enhanced. What makes this area special?

HISTORICAL STRUCTURE / LAKE FRONT / NEIGHBORHOOD SETTING

List 3 concerns/issues that you have about the area/site that should be addressed.

LACK OF USE

Lack of

COMMUNITY DRAW - DRAW FROM OUTSIDE OF COMMUNITY

APPEARANCE OF SURROUNDING PARK AREA

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

FOCUS ON HEALTH / WELLNESS

BUILD AROUND ACTIVITIES VOLLEYBALL - GARDENS -
WALKING TRAILS - BOAT RENTAL

Opportunities (Programming? Spatial relationships? Connectivity?)

SPORTS - HEALTH - WELLNESS - ARTS

CARTHAGE - SOUTHPORT RIGGING - LOCAL BUSINESS

Building Use/Re-use

1 CLASSES LIKE YOGA - MEDITATION - WELLNESS - PRIVATE FUNCTIONS

CAFE / FOCUS ON HEALTH

INCUBATION FACILITY FOR ALTERNATIVE USES

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Exercise 1:

List 3 things that you like about the Southport Park property that should be

preserved/enhanced. What makes this area special?

Park is beautiful open + clean
Beach House upstairs keep historical nature of Building
A great place to escape to + Interact with Lake Michigan

List 3 concerns/issues that you have about the area/site that should be addressed.

Life guards - open protected swimming area
Lake side lower level of Beach house should be opened
and programs, like kayak + Paddleboard rentals should
be provided; swimming

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

~~Dog park~~, otherwise nothing else, no soccer
football, baseball lake uses only

Opportunities (Programming? Spatial relationships? Connectivity?)

Teach water safety, Kayaking, Paddleboarding
Yoga, Fitness classes, Have programs for kids during
Summer and Adults after school hours

Building Use/Re-use

Upstairs should be restored and used for weddings, showers,
small parties. Once a month or so a program or concert
(social mixer)

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Exercise 1:

List 3 things that you like about the Southport Park property that should be preserved/enhanced. What makes this area special?

SPECIAL? IT IS A LAKEFRONT PARK
RUNNING WALKING PATHS ARE IMPORTANT

List 3 concerns/issues that you have about the area/site that should be addressed.

Smell from the water plant

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

Opportunities (Programming? Spatial relationships? Connectivity?)

Building Use/Re-use

community Building



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Exercise 1:

List 3 things that you like about the Southport Park property that should be preserved/enhanced. What makes this area special?

unique location
a protected, historic bldg. - terrific
community forum

List 3 concerns/issues that you have about the area/site that should be addressed.

remediate the deterioration of the community center/bath house
re-forestation

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

restore beach &
PIERS - preserve the civic aspect by
encouraging public functions - civic mtgs

Opportunities (Programming? Spatial relationships? Connectivity?)

Building Use/Re-use

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Exercise 1:

List 3 things that you like about the Southport Park property that should be preserved/enhanced. What makes this area special?

Interior design

Exterior design

Natural surroundings

List 3 concerns/issues that you have about the area/site that should be addressed.

Maintenance

Preserving architecture

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

Private rentals,

classes

Opportunities (Programming? Spatial relationships? Connectivity?)

Bike trail

Building Use/Re-use

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Exercise 1:

List 3 things that you like about the Southport Park property that should be preserved/enhanced. What makes this area special?

Connections to Lake Michigan, Location
Relative to Water Treatment & Wastewater
Treatment Plants, Kenosha Dunes →

List 3 concerns/issues that you have about the area/site that should be addressed. Good

Fire suppression Eg. Education
Opportunities

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?) Nature trails

Bike routes to downtown

Opportunities (Programming? Spatial relationships? Connectivity?)

Environmental Education

Building Use/Re-use

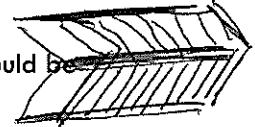
Wind surfing rentals
Concessions



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Exercise 1:

List 3 things that you like about the Southport Park property that should be preserved/enhanced. What makes this area special?



- The Beach House maintenance + fully used
- Restore the swimming area
- Playground equipment

List 3 concerns/issues that you have about the area/site that should be addressed.

- Should stay natural because it is a residential area + the dunes
- Restrooms are always closed
- Beach house cannot be used as a "community center"

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

- soccer field
- dog park

Opportunities (Programming? Spatial relationships? Connectivity?)

- Yoga, stretching, seniors activities in building

Building Use/Re-use

- open on week days for community
- part-time open concession

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Beach house
= Community
center
Need
restrooms

See
arena
for winter
usage

we have
enough feeling
for area but
a pier
would be
nice.

Exercise 1:

List 3 things that you like about the Southport Park property that should be preserved/enhanced. What makes this area special?

Swim area Need Concession

#1 Historic Beach House / Pavilion

Need Seating / picnic facilities / Landscaping
around house

List 3 concerns/issues that you have about the area/site that should be addressed.

Immediate repairs to preserve structural

Lighting + security integrity

Lifeguard - for swim area of beach house

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

Festivals

Would like
to see area kept
more natural
not
to

Expanded building use for corporate group
meetings to gain funding / revenue.

Opportunities (Programming? Spatial relationships? Connectivity?)

formal

See arena for winter use Pavilions

Building Use/Re-use

Tours for history of building

Concessions / festivals / Art Shows

good
example
is Southport
Light Station
Cottage

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When you plan these meetings, vary the nights. My husband + I both teach on Wednesdays, and I teach on Thursdays. I have to leave early + he can't make it at all. I'm sure some families have church or sports events on Wednesdays.

List 3 things that you like about the Southport Park property that should be

preserved/enhanced. What makes this area special?

open it up to community use.

1) The Beach house - gateway to Kenosha for all the people who attend weddings + parties + the Wisconsin Marathon from out of town.

2) The Dunes - leave as is!

3) Programming IN the Beachhouse - let's use it, not leave it empty!

List 3 concerns/issues that you have about the area/site that should be addressed.

1) Open the Bathrooms for use!

2) Supervision at night - unsavory use of park at night time when there are no events in the Beachhouse - parking lot especially.

3) Life guards? If not @ Southport, can we please have them @ Simmons Island?

Using the Beachhouse as a community center would help this immensely - well-used park is a safe park.

Exercise 2:

What is your vision for Southport Park in future years? What improvements should be made in

terms of:

fix the parking lot - OPEN the bathrooms for use.

Land Use and Activities (Active uses? Passive uses?)

concessions

Programming at the Beachhouse - Yoga, Summer kids activities, concerts, etc.

Opportunities (Programming? Spatial relationships? Connectivity?)

activities for 10-15 year olds - Sports, game nights, sand castle contests, nature hikes, etc. Rentals of windsurfers, snowshoes,

Building Use/Re-use

Once improvements have been made,

USE the Beachhouse to market the area.

Make a kiosk in the entry or lounge area with tourist info. Link people who rent it w/ the Convention + Visitors bureau to help them hire local caterers, hotels, limos, etc. OPEN it for a hospitality center for the WISCONSIN MARATHON

SAA Design Group, Inc., 101 East Badger Road, Madison, WI 53713 + 608.255.0800 www.saa-madison.com

6,000 runners + their fans/families MARKET Kenosha!

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PIM #2 Sign-In
Orbiletti Center (Lincoln Park)
Kenosha, WI
November 1, 2012, 6:00-7:30 PM

Margie Gantner 7856-20th Ave (262) 412-5371

Ray Forgiani 8731-45th A ✓

JOAN WILK 202 75th ST

MICHAEL WILK 202 75th ST

Margaret Neller 217-69th St

Sally Huck 7612 3rd Ave (262) 652-0523

Kevin Mathewson 6624 21st (847) 924-7285

GEORGE CLARKE 7000 1st AVE

Patricia Petrus 7504-2nd A ✓

Jim Smolna 7615 Third Avenue

Dan Papp 625 5th

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PIM #2 Sign-In
Orbiletti Center (Lincoln Park)
Kenosha, WI
November 1, 2012, 6:00-7:30 PM

Cliff Cochran 7201-27 Ave 262-658-3945
 Mike Lemens 625 52nd St 653-4147
 Dino Maresi 104 87th Place 262-694-5768
 DARLEEN CHIAPPETTA 6702 3RD AV 1-54-9177
 AMBER REINKE 10509-22 AVE 694-9732
 Jan Michalski 816-7157 632-0948
 David F. Bogdala 7101 96th Ave 697-8385
 Barbara Paul Jendras 402-73rd 654-8721
 LOUIS RUGANI 4526 29th Avenue 652-3034
 Jean Kauer 7200 1st Ave 262-654-7200
 Ellen M. Jensen 7824-5th Ave 262-748-7181
 BARB FARRAR " " 748-7928
 Anna Laska 7615 3RD AVE 652-3698
 JANE HARRINGTON-HEIDT 4722 7th AVE 914-5591

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**Southport Park Public Information Meeting #2
Orbiletti Center
Lincoln Park, Kenosha, WI**

**11-1-12
Agenda**

- 6:00 pm – Doors open, Welcome and Introductions
- 6:10 pm – Recap of PIM #1 Findings and Design Program
- 6:30 pm – Presentation of Preliminary Concepts
- 7:15 pm – Wrap Up/Questions
- 7:45 pm – Adjourn

Comments:

I feel C is the best Idea because its leaves the Park more like it was design for. It would be great to have a parking area but I think its a very expensive dream. I believe the parking lot should left where it is. I feel saving the building should be #1 I feel the Ideas for the building were great.

Cliff Johnson

262/658-3945

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Southport Park Public Information Meeting #2
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Lincoln Park, Kenosha, WI

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Comments:

- 1) Leave playground where it is.
- 2) No lights on bike path N/Beach house
- 3) No Dog Park
- 4) Like Concept C
- 5) Repair Building.

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**Southport Park Public Information Meeting #2
Orbiletti Center
Lincoln Park, Kenosha, WI**

**11-1-12
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- 7:45 pm – Adjourn

Comments:

PREFER CONCEPT "C".

Blake, Patrick + Kevin – PRESERVE THE BUILDING
NO DOG PARK! MOST PEOPLE THINK THERE
ARE TOO MANY DOGS IN THE PARK NOW.

WHY USE LAKE FRONT FOR DOGS? WOULD RUIN RENTALS!
REPAIR THE BUILDING !! SOONER RATHER THAN LATER.

FIX THE BUILDING + USE THE SPACE FOR
RECREATIONAL RENTAL + EDUCATIONAL USE. YES TO
DUNE VEGETATION, REPLACE TREES !!!

NO CUT-THROUGHS, LEAVE PLAYGROUND WHERE
IT IS.

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**Southport Park Public Information Meeting #2
Orbiletti Center
Lincoln Park, Kenosha, WI**

**11-1-12
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- 7:45 pm – Adjourn

Comments:

I really wish you had addressed the old swimming area directly east of the Beach House. A swimming area there restores the function of the beach house – for bathing – changing – showering – using the bathrooms. Without bathrooms accessible to the public there is no point in having

- playground
- soccer
- picnic area
- swimming area
- concessions

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**Southport Park Public Information Meeting #2
Orbiletti Center
Lincoln Park, Kenosha, WI**

**11-1-12
Agenda**

- 6:00 pm – Doors open, Welcome and Introductions
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- 6:30 pm – Presentation of Preliminary Concepts
- 7:15 pm – Wrap Up/Questions
- 7:45 pm – Adjourn

Comments: I LIKE CONCEPT "C" KEEP ROUNDABOUT
TURN ON DRIVE PLANTINGS! PERIOD LIGHTING ON
BLVD.

DOG PARK - POSSIBILITY ; LIKE BIKE KIOSK -
LIMITED LIGHTING ON BIKE/ ^{WALKING} ~~WALKING~~ PATH.
AMBIVALENT ABOUT CREATING SWIMMING AREA. I
THINK THERE WILL BE ENVIRONMENTAL ISSUES THAT WILL
MAKE THIS TOO COSTLY TO MAINTAIN ON AN ONGOING
BASIS.

LIKE VERANDA / OVERLOOK TO BE RESTORED ON EAST
SIDE OF BUILDING.

BUILDING - LIKE THE IDEA OF ATRIUM OVER SOUTH
COURTYARD OR OPEN AIR COURTYARD WITH
HEATERS IN THE WINTER - SIGN RENTAL -
CATERING KITCHEN - GOOD IDEA. NORTH SIDE PATIO
CONCEPT - GOOD. MORE USE OF RENTAL SPACE IN
LOWER LEVEL

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PIM #3 Sign-In
Southwest Library
Kenosha, WI
December 4, 2012, 6:00-7:30 PM

Merrin Flath	654-2208
Judith Knutson	657-5658
Sarah A. Giorno	8051 41 st Ave.
Greg Musser	7918 46 th Ave
Barbara Meyodts	7312 40 ²⁰ Ave
GEORGE CLARKE	7200 1 st AVE
JEAN RAUEN	7200 1 st AVE
Doug Williams	2602 23rd Ave.
CLIFF JOHNSON	7201- 27 AVE
Dave Moresi	104 87 th Place PP.
Carole Moresi	104 87 th Place Pll. Pn
Cassie Parise	4323 6 th Ave
James Parise	4323 - 6 th AV
Mike Lemens	625 - 52 nd ST.
Linda Entenmann	5524 24 th Ave.
Margie Gentner	7856 - 20 th Ave
Carl E. Bergquist	6030 - 14 th Ave.
Steve Bastron	1720 75 th St
JOEL BLONSHINE	4446 HARRISON RD -
Susan Andrea-Schlenker	505 73rd St 53143

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DESIGN GROUP

Landscape Architects Planners Engineers

PIM #3 Sign-In Southwest Library Kenosha, WI December 4, 2012, 6:00-7:30 PM

John Fox 4803-7th AVE

Dorothy Darda 7830 Pershing Blvd

RUTH VANDERVORT 4808-69th St

Barbara Zandman 402-73rd 53143

JANE H. HEROE 4715 7th AVE 53140

Kathryn Cornstock 3800 8th Ave 53140

Mike Fote 7306 5th Ave 53143

Alan + Carol Barrett 7318 12th Ave

Ray Forstane 8231-45th Ave

Elva Fernandez 7824-5th Ave.

Rob Merletti 7320 5th Ave.

JOAN WILIC 202 75th St.

Phyllis Brandt 907-20th

John Valaska 7607-6th

Margaret Hele 217-69th

Kevin Mathewson 6624 21ave

Amy Garrigan 7755 6th Ave

Francisco Lopez 1355 22nd St

Louis Ruani 4526 29th Ave

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- Concern on limiting width of parking lot & back up
- Concern with when rocks are removed what will limit waves & washing shore away.
- Current wash out area: how is that going to be corrected.
- moving parking lot away from lake will lose vision
- ~~dunes - concern w/ lake levels (revoked comment)~~
- Concern on what will happen north/south when jetty wall is removed.
- entrance way ~ would like prairie look; not same trees in a row
- maybe use accordion style wall dividers instead of "actual" walls. Easy to subdivide or use entire area.
- on north end ~ hesitate to have hard paved surface — pull out mid connection but overall like product!
- Concern with width on bike path ~ losing pervious space.
- Bathrooms! Accessible!
- Fish or Swim
- Market/Manage Appropriately otherwise will most likely be back here in 20-30 years.
- Priority of the projects — reforestation, building, erosion
- what grants are out there?
- Cost??!!
- dog park petition — Shelly has signatures
- dog park ~ heard pros & cons
- entrance way ~ higher tree canopy w/ lights under it.
 - pole ~~height~~ height, pole distances apart
 - tree should be high enough to see building under canopy.
- Concerns with building maintenance.
- Would like more of a community center — lower level
- MANAGEMENT! Lease? Marketing!

minimum to no expense.

(over)



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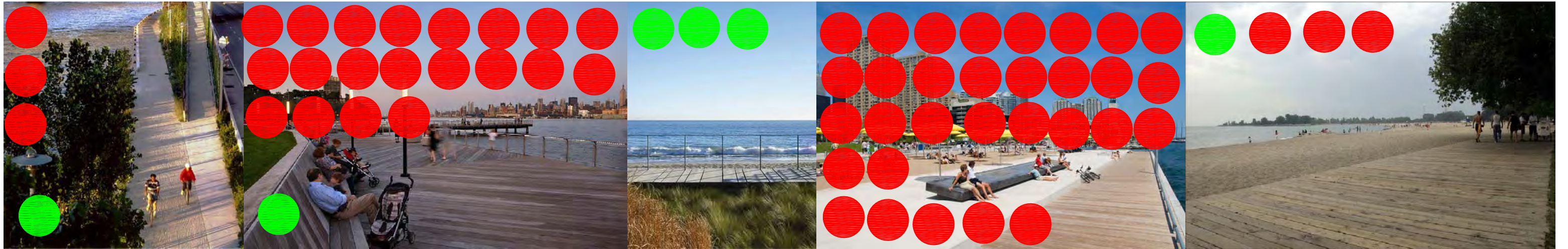
PIM #3 Sign-In
Southwest Library
Kenosha, WI
December 4, 2012, 6:00-7:30 PM

- Keep features consistant w/ park "feel"
- keep stage!

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Exhibit D - Visual Preference Survey Results

waterfront character



decorative pavement | waterfront path

waterfront gathering | decking

waterfront boardwalk

waterfront promenade | umbrellas | seating

boardwalk | sand beach waterfront



fishing pier | shelters | lighting

fishing pier | basic

overlook | picnic and seating area

swimming beach



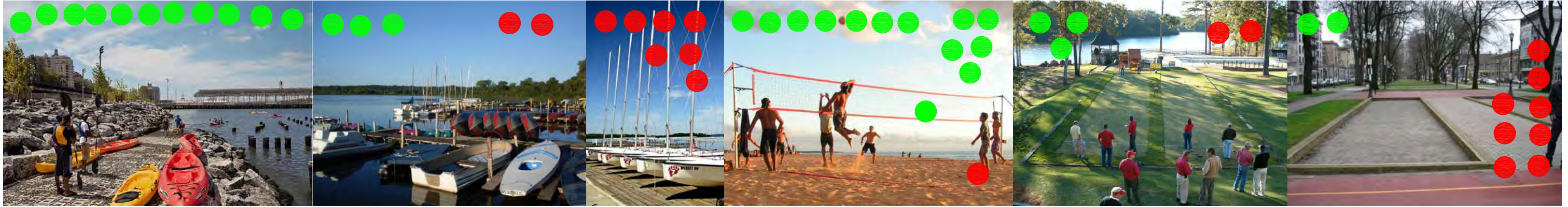
naturalized waterfront | reforestation

naturalized waterfront | dune restoration

naturalized waterfront

terraced gathering area | decorative pavement

activity



canoe and kayak launch | rentals

paddle boat and row boat slip | rentals

sailboat slip | rentals

volleyball

bocce courts | informal lawn

bocce courts | formal surface



play equipment | planting | rubber surfacing

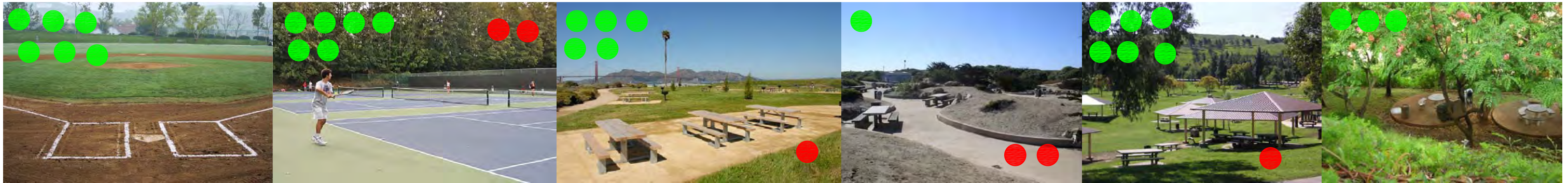
play equipment | traditional

play equipment | contemporary

play structure | natural materials

fitness trail | casual equipment

fitness trail | contemporary equipment



baseball | softball

tennis

picnic area | open

picnic area | nodes | landscape

picnic shelters

picnic area | wooded



community gardens

community gardens

dog exercise area

dog exercise area

farmers market

circulation and vegetation



asphalt



concrete | meandering



natural stone



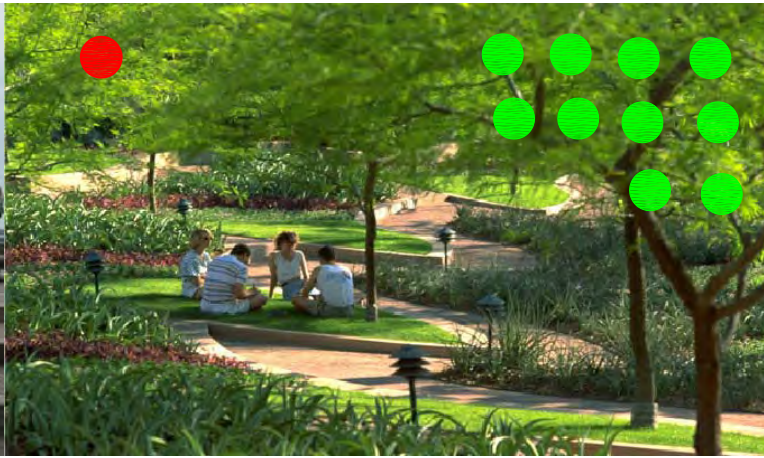
boardwalk | meandering



pavers | formalized



boardwalk | terraced waterfront



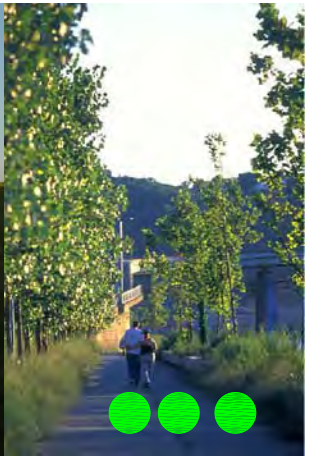
gravel | seating pockets



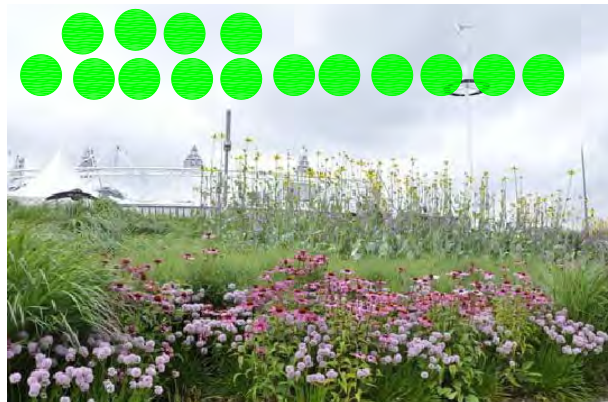
concrete | overhead canopy



boardwalk | linear



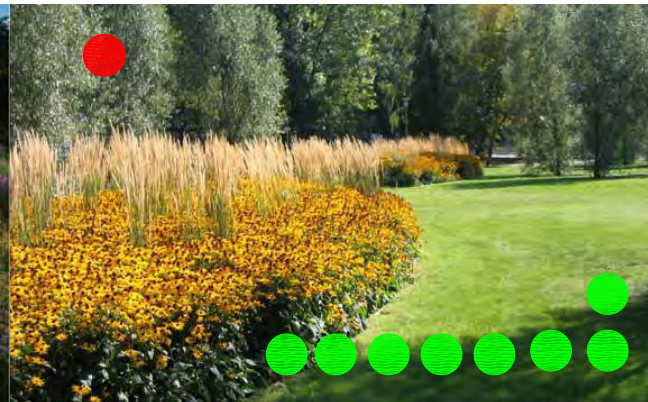
promenade | allee



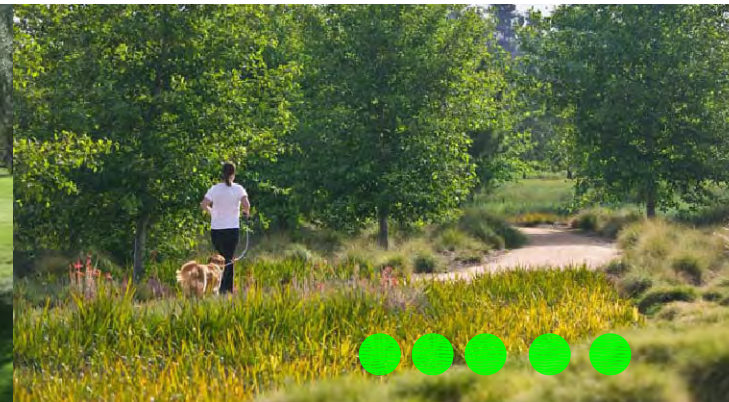
prairie



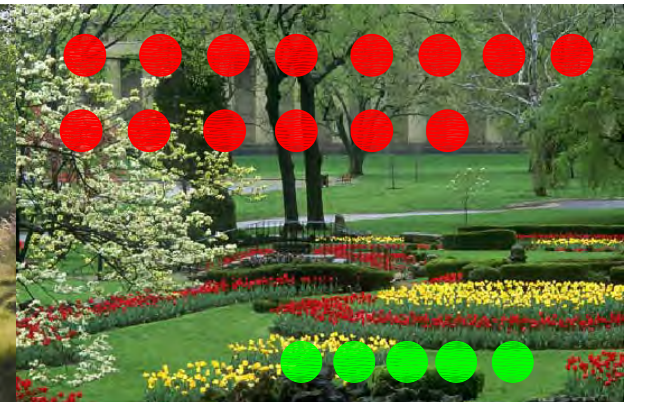
designer prairie



lawn and mass plantings



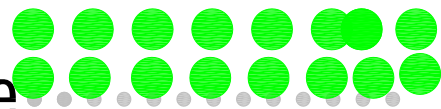
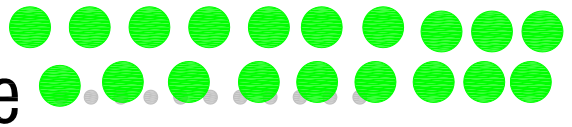

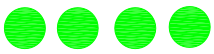
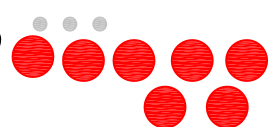

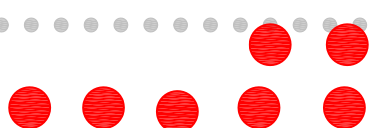
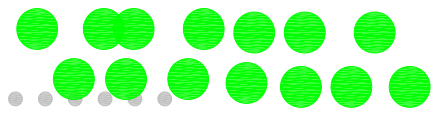
forest opening



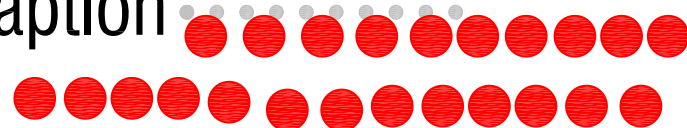
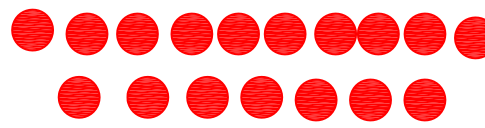
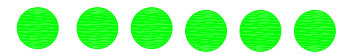


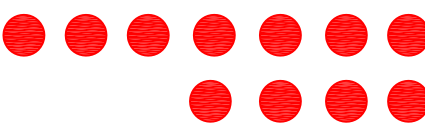
formal plantings

potential programming

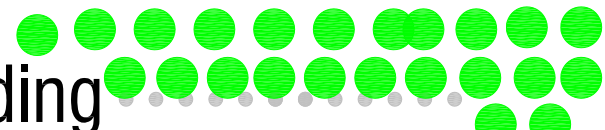
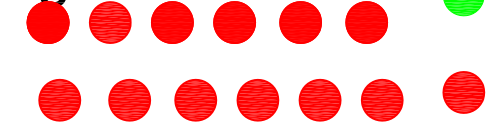
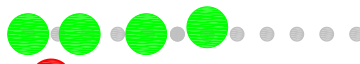

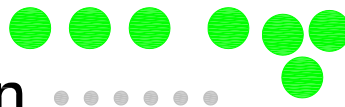
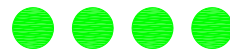

flexible space

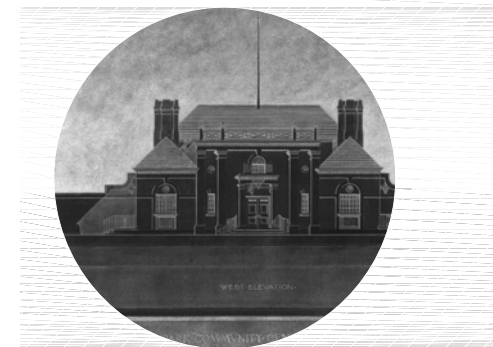
- yoga/exercise 
- concessionaire 

- water recreation rentals 

- senior center 

- community gathering 

community activity

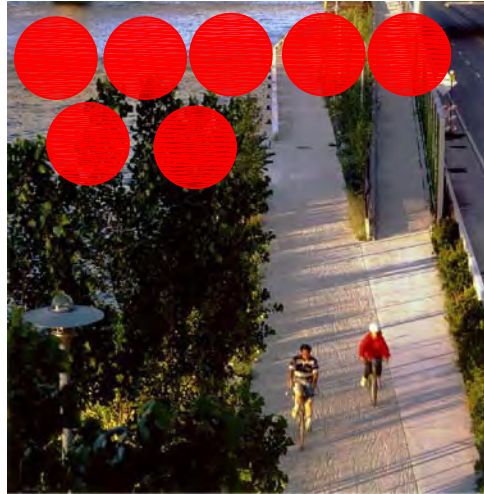
- office adaption 
- business retreat 

- education/classroom 
- interpretive center 


event space

- wedding 

- banquet 

- family reunion 
- picnic 




waterfront character



decorative pavement | waterfront path



waterfront gathering | decking



waterfront boardwalk



waterfront promenade | umbrellas | seating



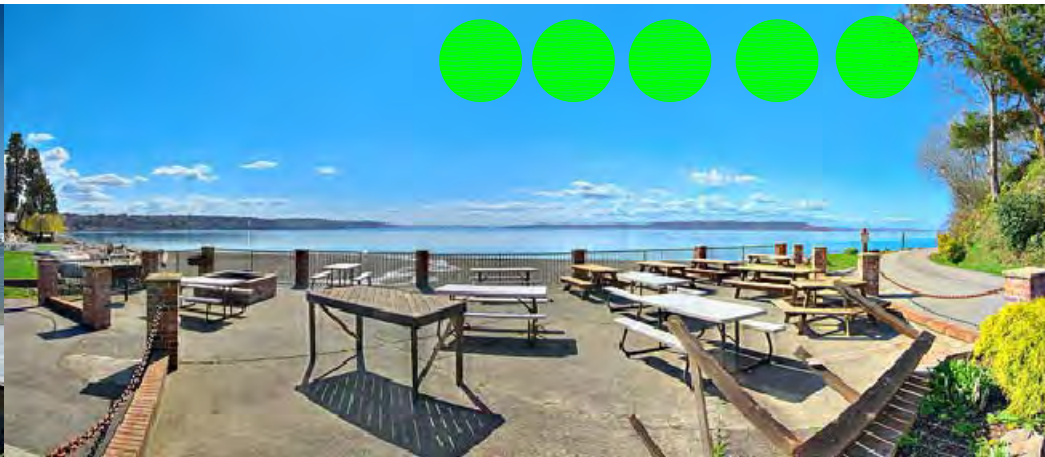
boardwalk | sand beach waterfront



fishing pier | shelters | lighting



fishing pier | basic



overlook | picnic and seating area



swimming beach



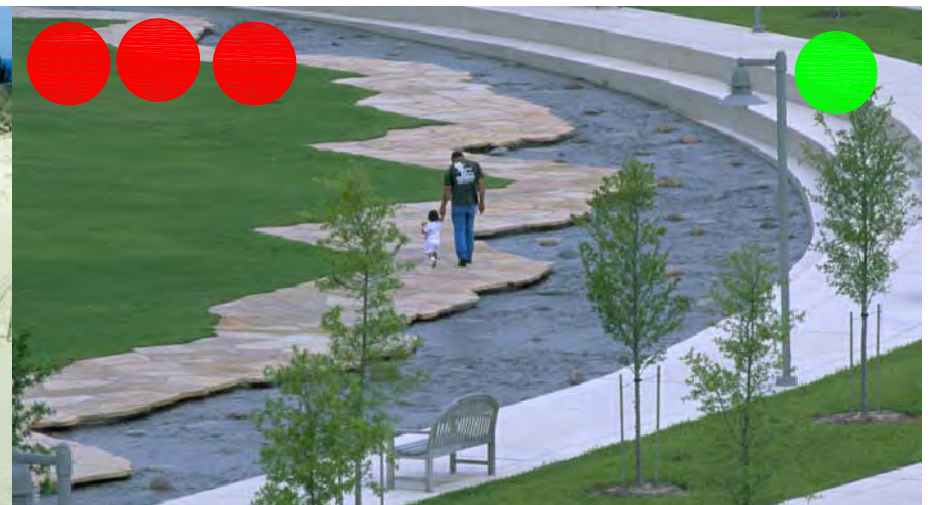
naturalized waterfront | reforestation



naturalized waterfront | dune restoration



naturalized waterfront



terraced gathering area | decorative pavement

activity



canoe and kayak launch | rentals

paddle boat and row boat slip | rentals

sailboat slip | rentals

volleyball

bocce courts | informal lawn

bocce courts | formal surface



play equipment | planting | rubber surfacing

play equipment | traditional

play equipment | contemporary

play structure | natural materials

fitness trail | casual equipment

fitness trail | contemporary equipment



baseball | softball

tennis

picnic area | open

picnic area | nodes | landscape

picnic shelters

picnic area | wooded



community gardens

community gardens

dog exercise area

dog exercise area

farmers market

circulation and vegetation



asphalt



concrete | meandering



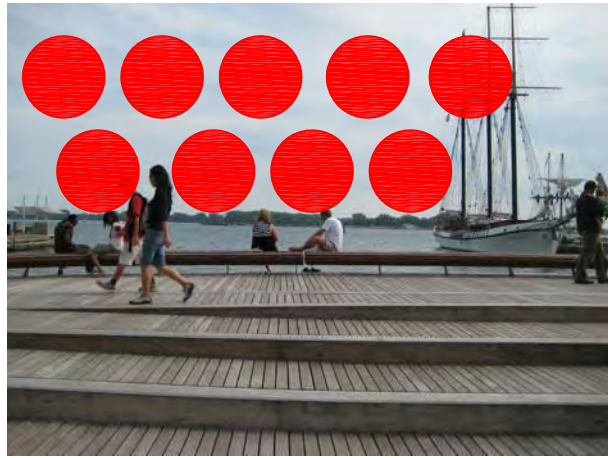
natural stone



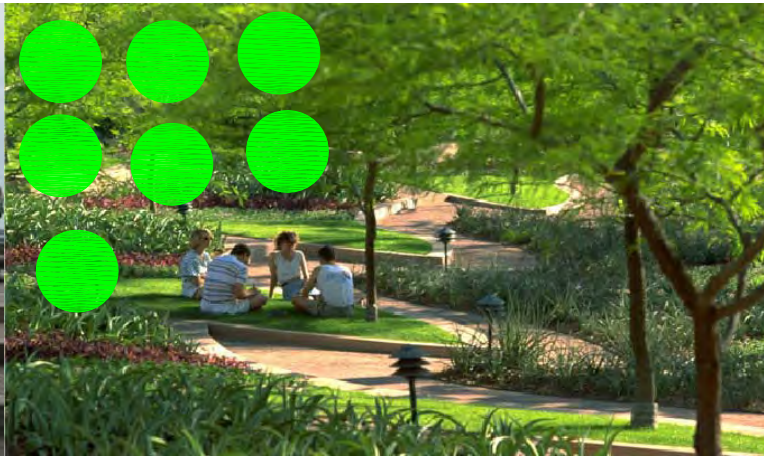
boardwalk | meandering



pavers | formalized



boardwalk | terraced waterfront



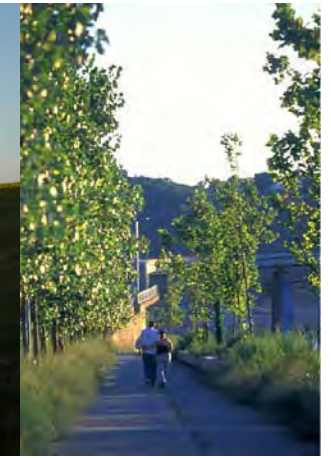
gravel | seating pockets



concrete | overhead canopy



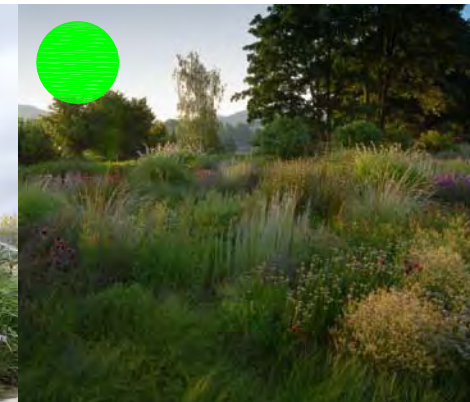
boardwalk | linear



promenade | allee



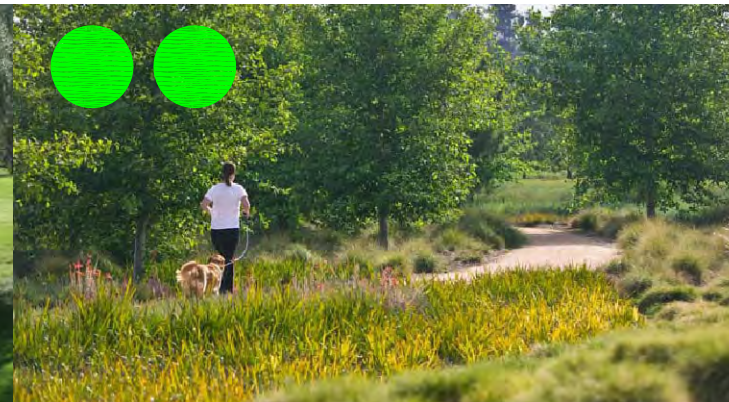
prairie



designer prairie



lawn and mass plantings



forest opening



formal plantings

potential programming

flexible

space ●●

- yoga/exercise ●●●●●●○
- concessionaire ●●●○○○○○
- water recreation rentals ●●●●●○
- senior center ●●●●●○○○○○
- community gathering ●●●●●●○○○○○

community

activity

- office adaption ○○○○○●●●●●●
- business retreat ○○○○○●●●●●
- education/classroom ●●●●●○
- interpretive center ●●○○○○○

event

space ●●●●

- wedding ●●●●●○○○○○
- banquet ●●●●●○○○○○
- family reunion ●●●●●○○○○○
- picnic ●●○○○○○○○○○

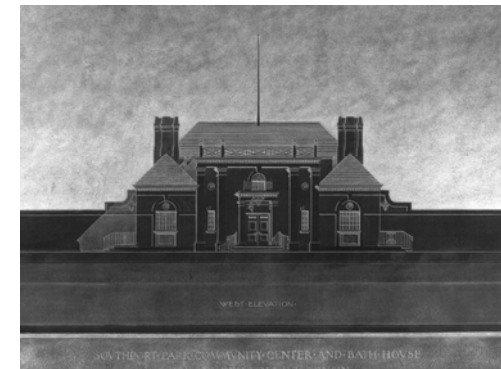
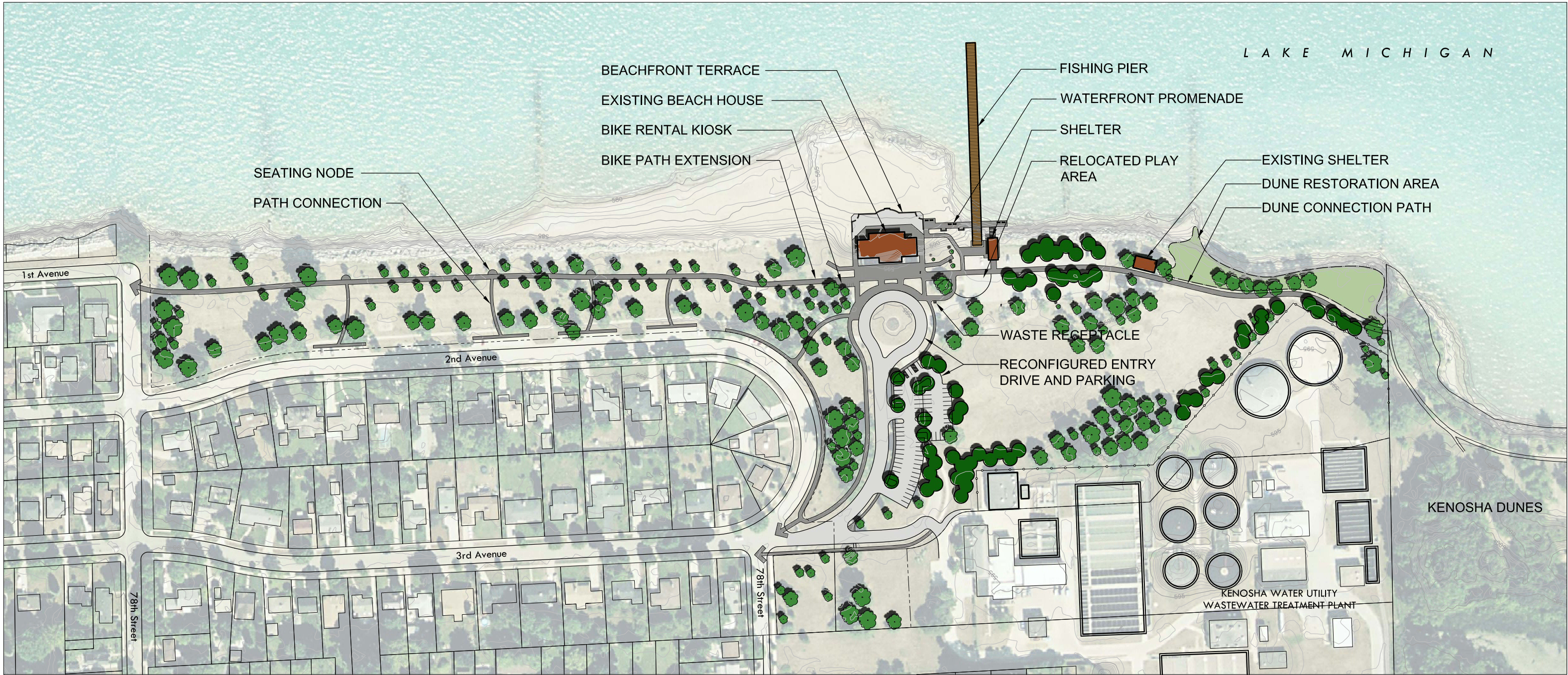
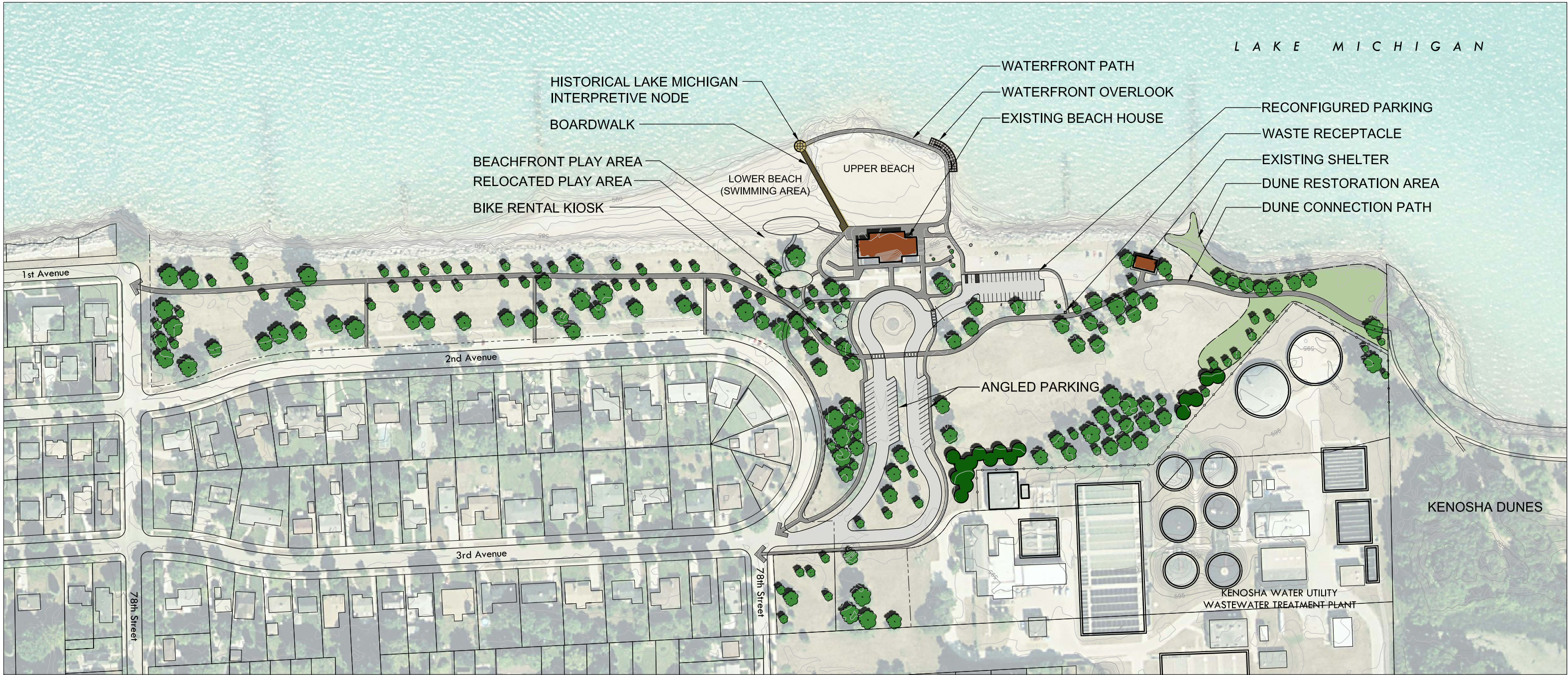
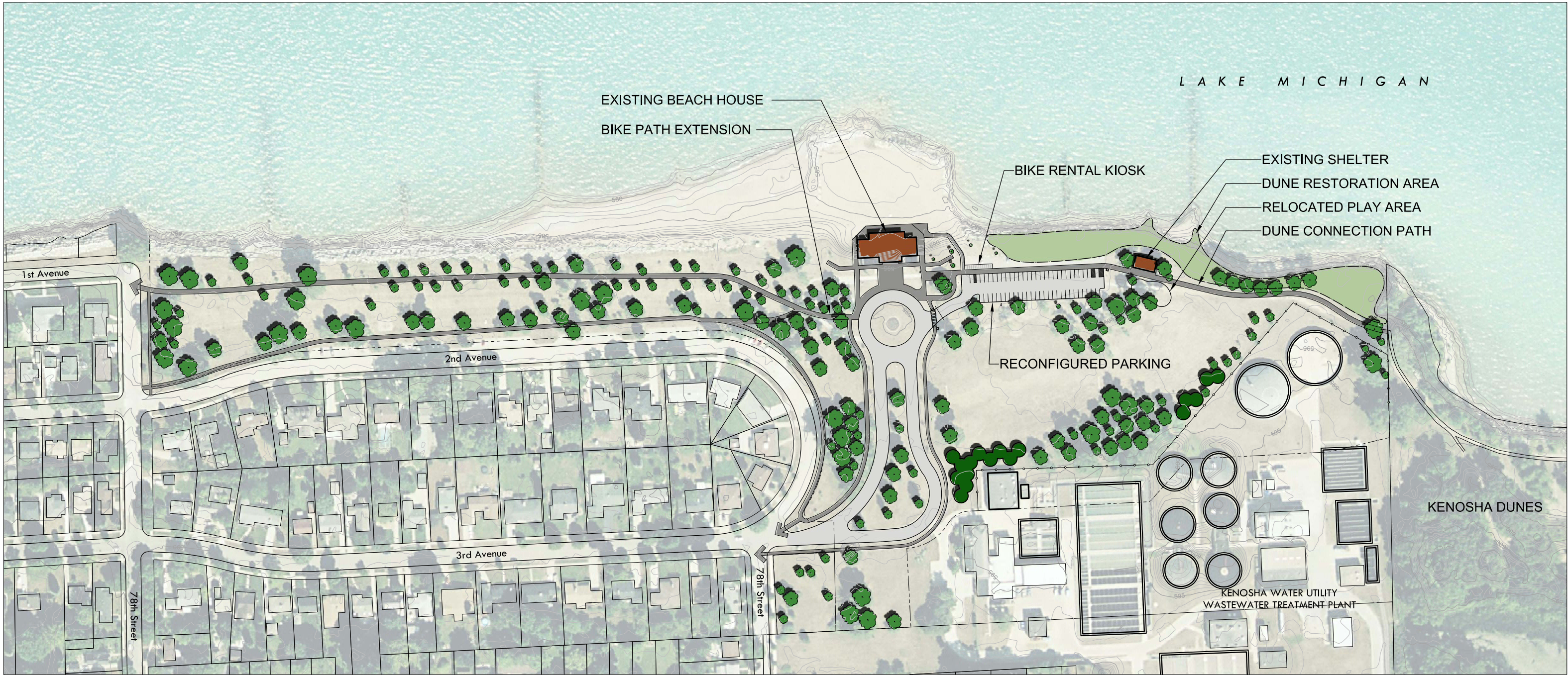


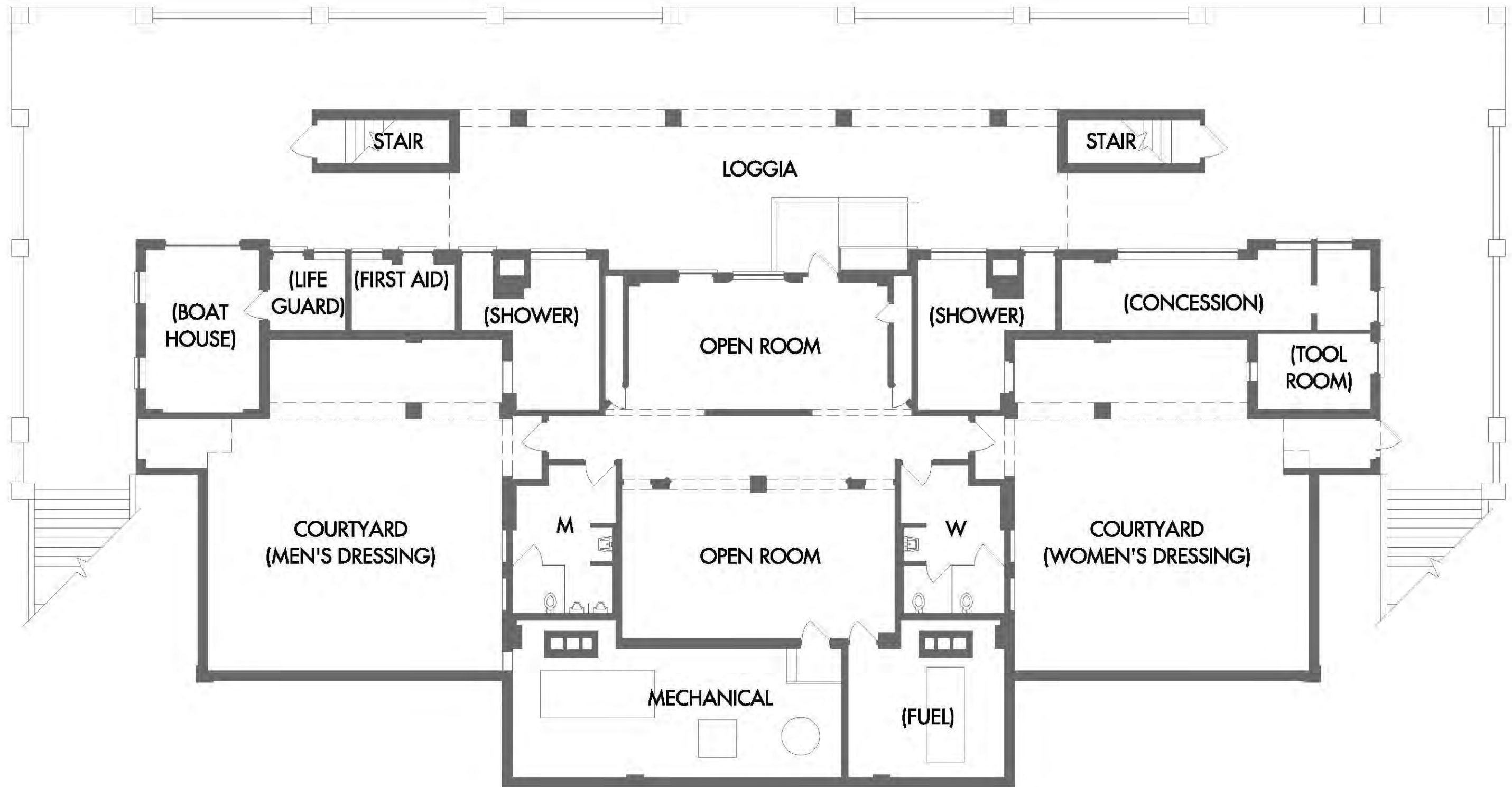
Exhibit E - Preliminary Concept Plans



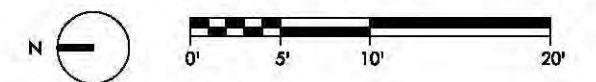


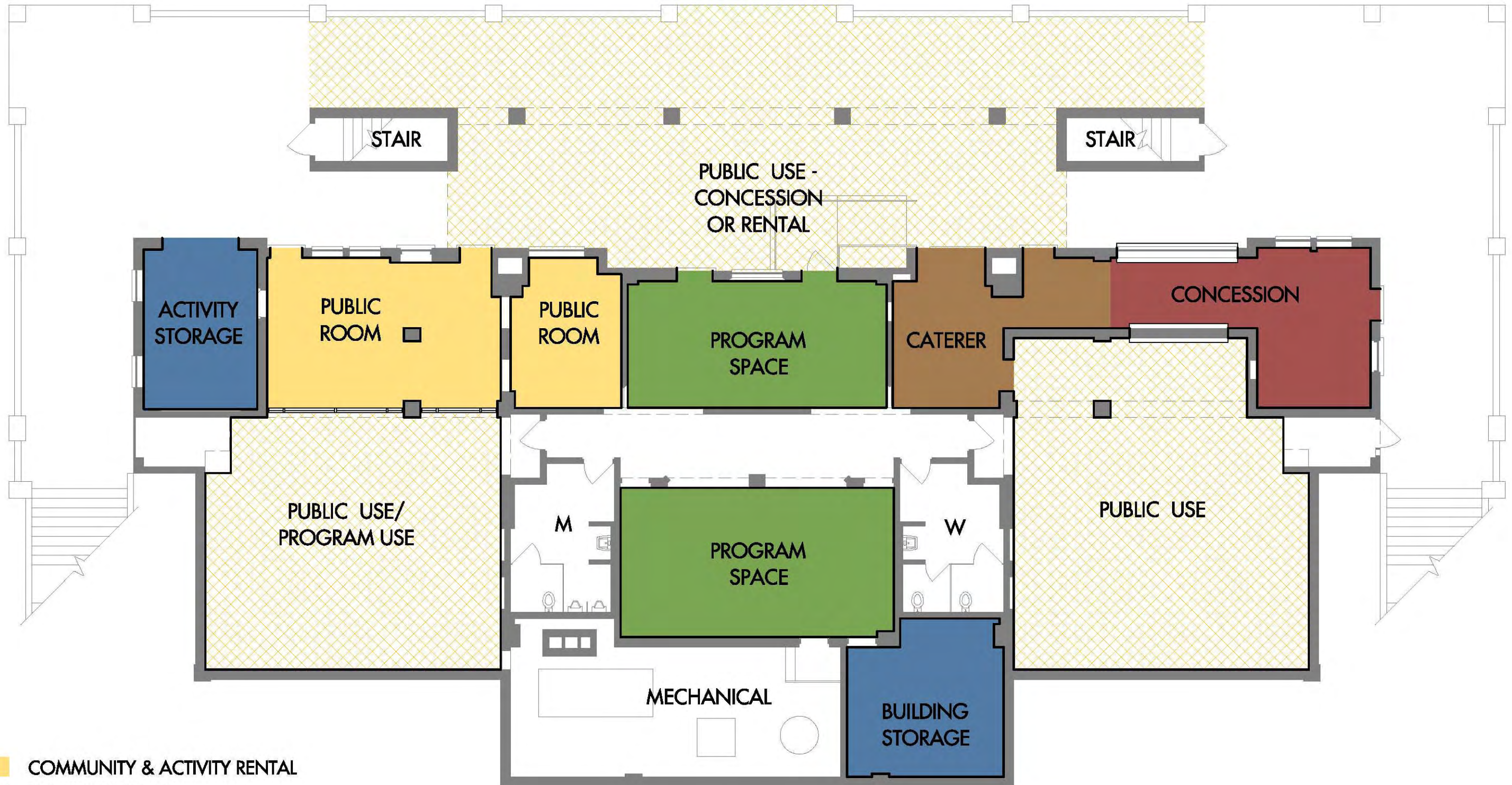






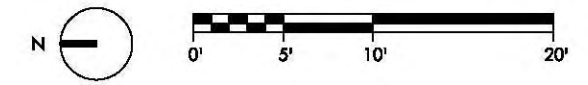
LOWER LEVEL PLAN





- COMMUNITY & ACTIVITY RENTAL
- PROGRAM SPACE
- FOOD SERVICE (SELF OR CATERER)
- PUBLIC-PRIVATE VENTURE
- STORAGE: BUILDING, BEACH/PARK ACTIVITY, PRGRAM, USERS)

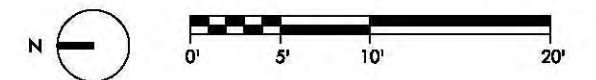
LOWER LEVEL PLAN





- COMMUNITY & ACTIVITY RENTAL
- PROGRAM SPACE
- FOOD SERVICE (SELF OR CATERER)
- PUBLIC-PRIVATE VENTURE
- STORAGE: BUILDING, BEACH/PARK ACTIVITY, PRGRAM, USERS)

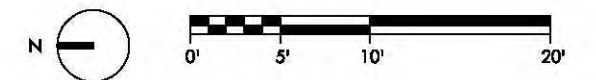
LOWER LEVEL PLAN





- COMMUNITY & ACTIVITY RENTAL
- PROGRAM SPACE
- FOOD SERVICE (SELF OR CATERER)
- PUBLIC-PRIVATE VENTURE
- STORAGE: BUILDING, BEACH/PARK ACTIVITY, PRGRAM, USERS)

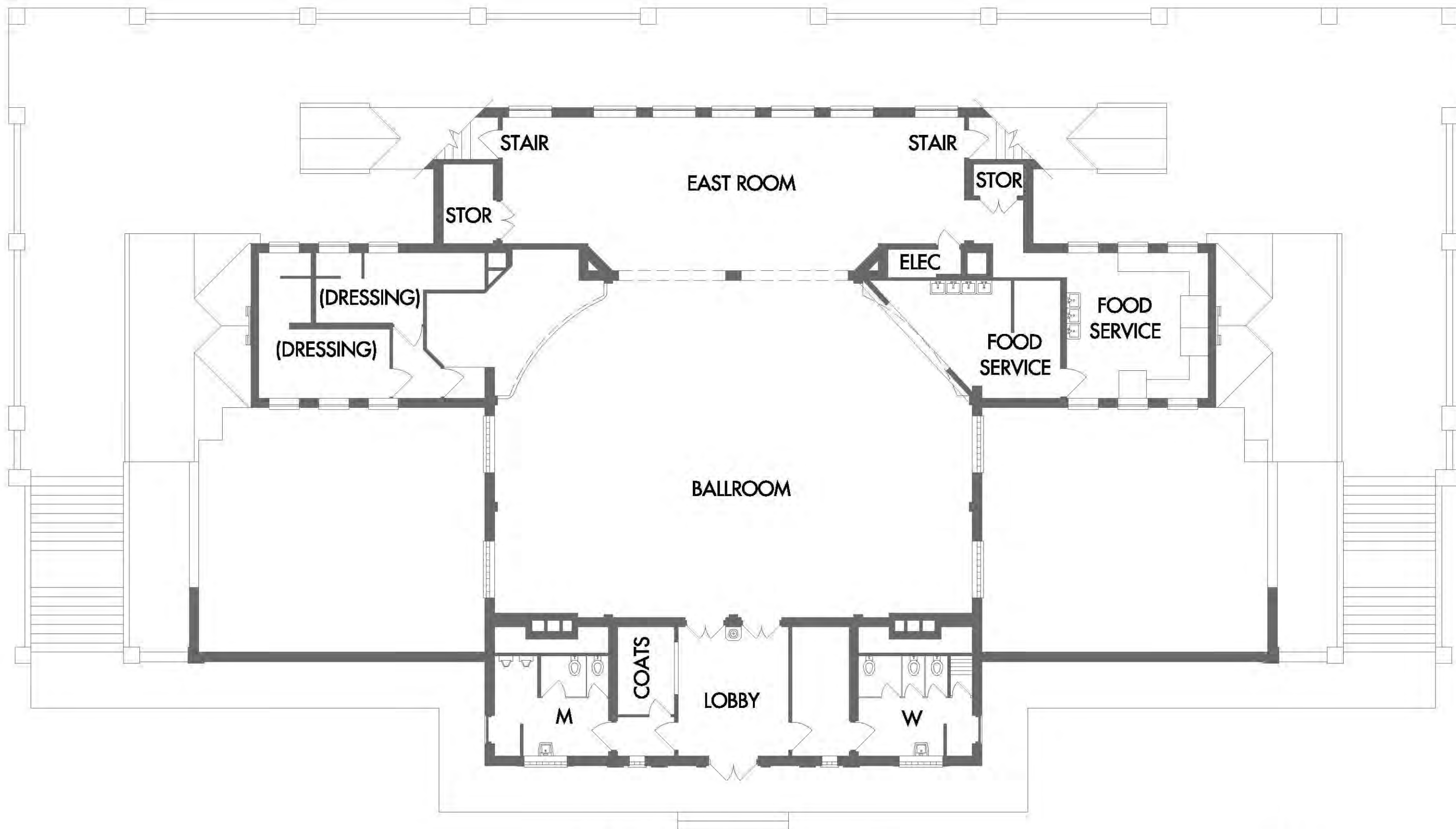
LOWER LEVEL PLAN



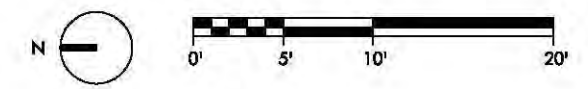


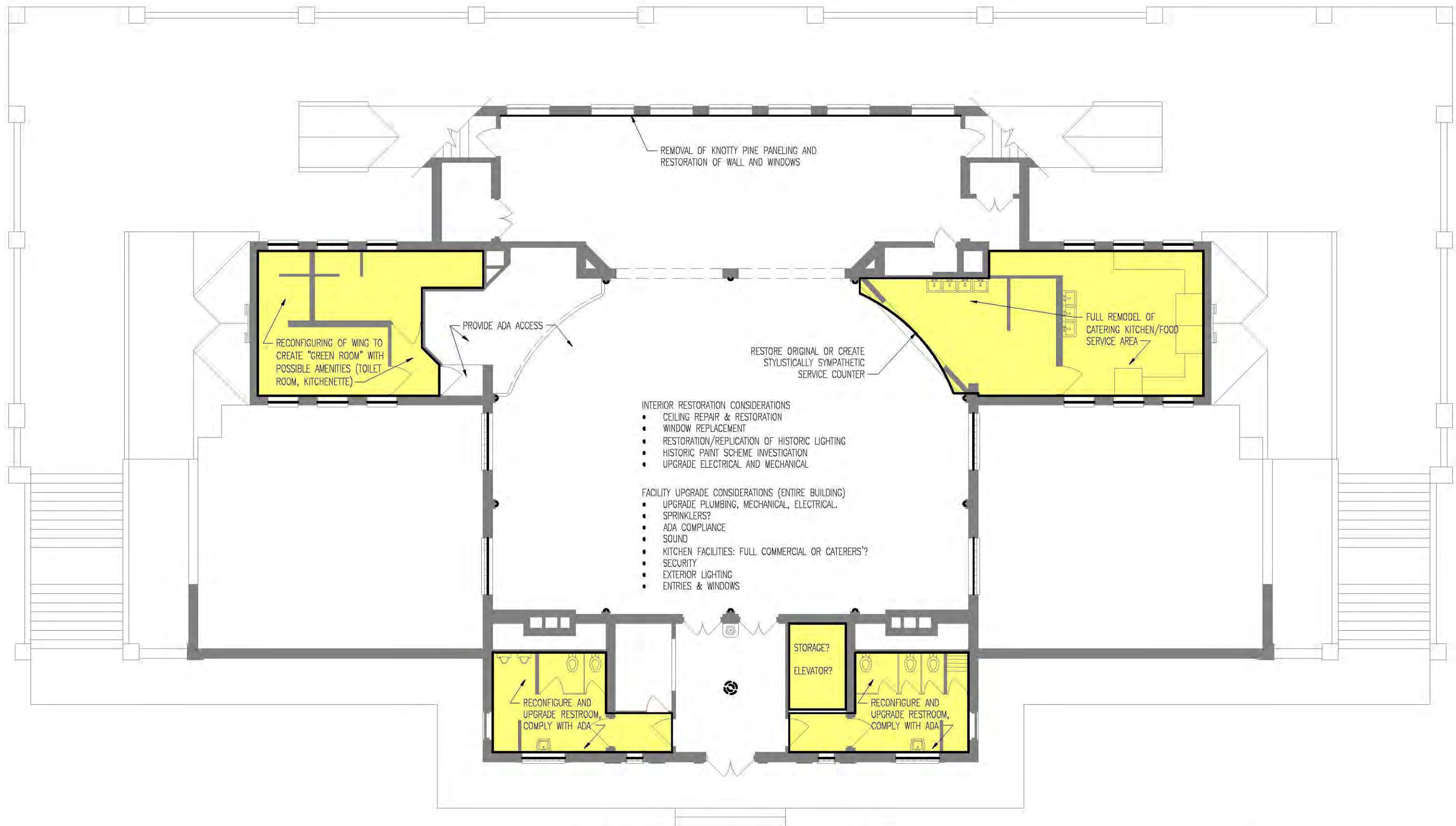




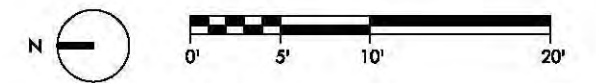


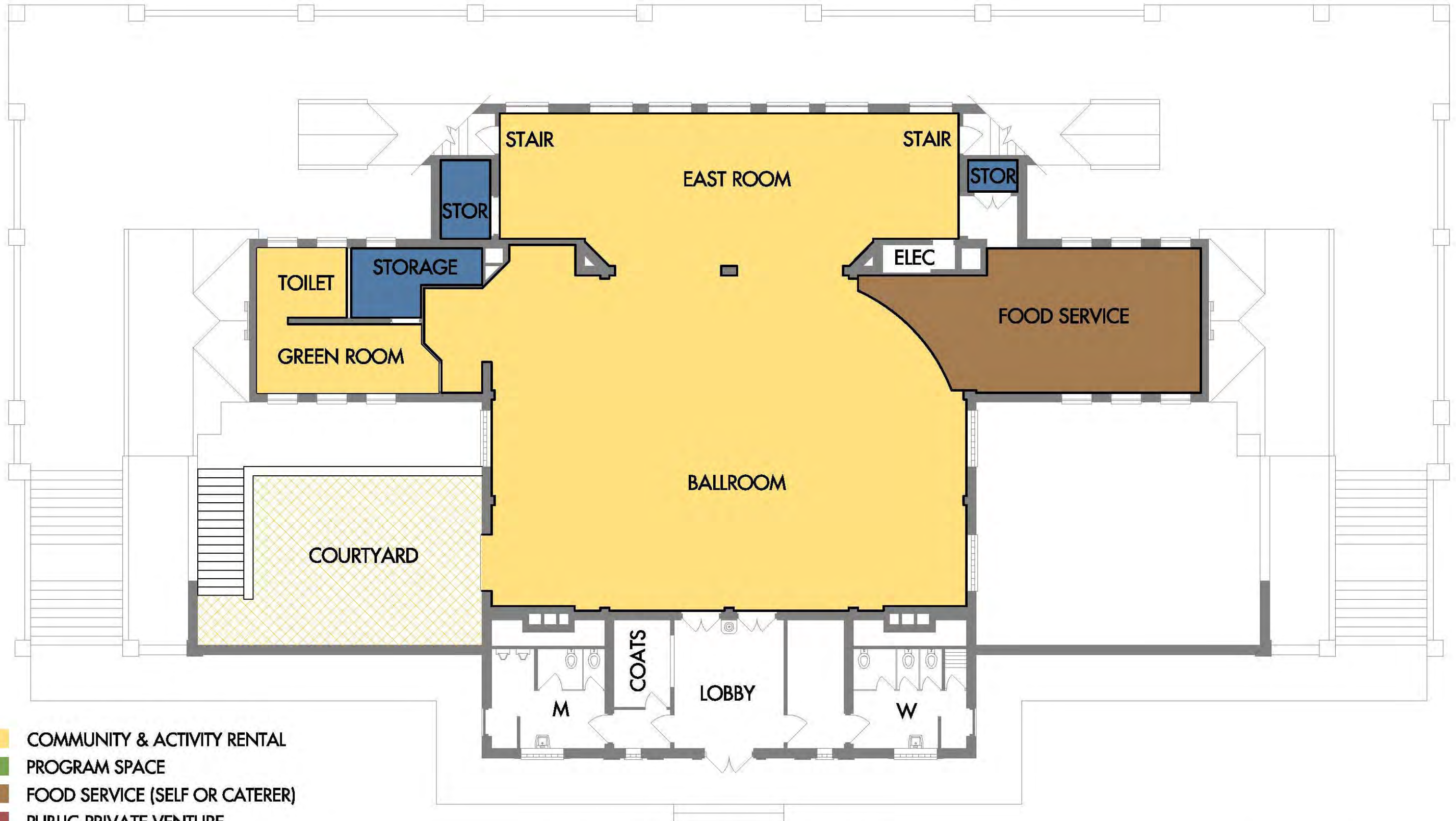
UPPER LEVEL PLAN





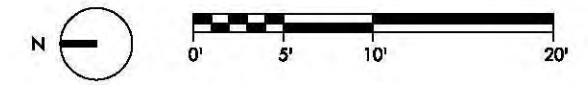
UPPER LEVEL PLAN

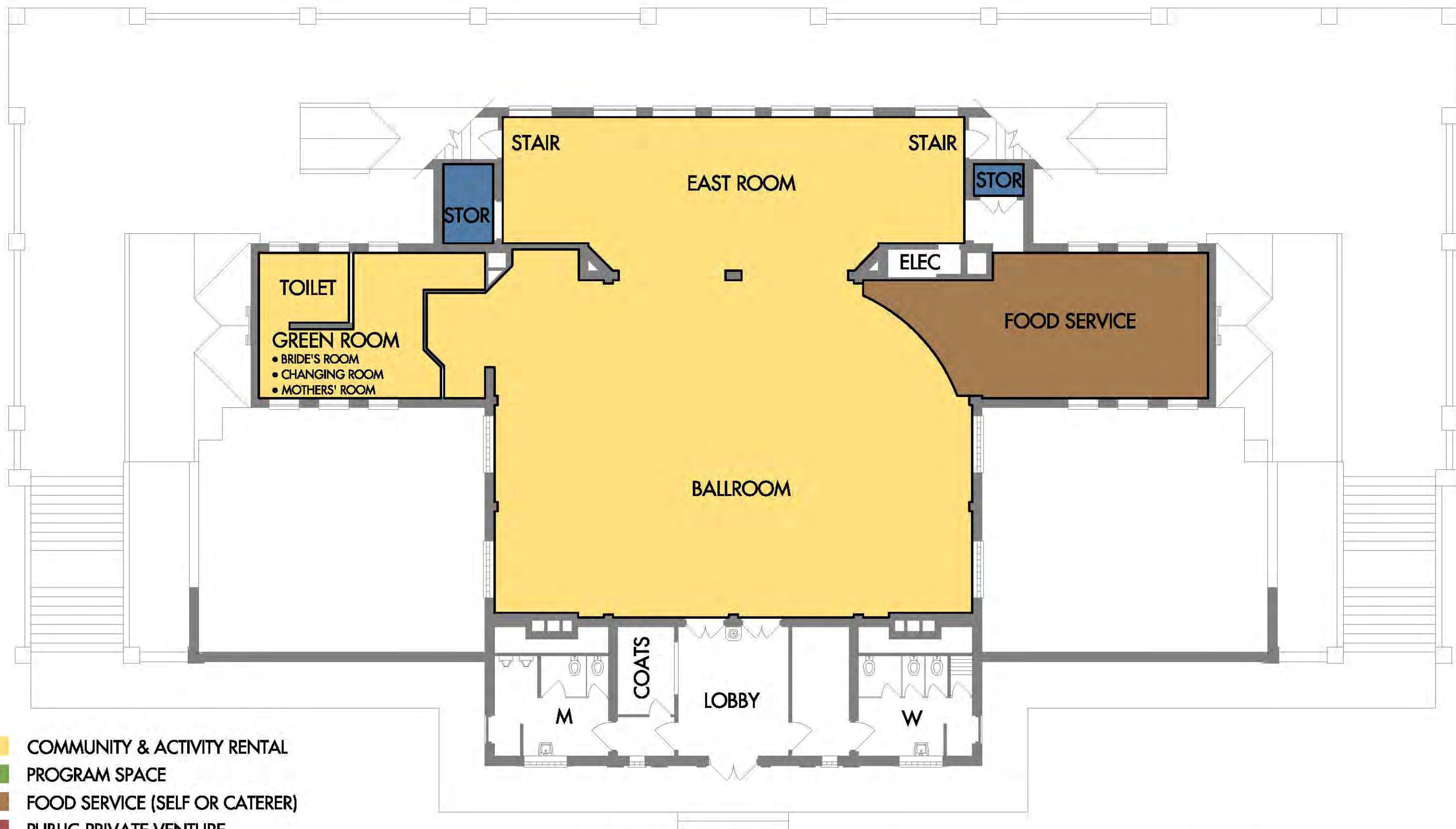




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- PUBLIC-PRIVATE VENTURE
- STORAGE: BUILDING, BEACH/PARK ACTIVITY, PRGRAM, USERS)

UPPER LEVEL PLAN





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- PROGRAM SPACE
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- PUBLIC-PRIVATE VENTURE
- STORAGE: BUILDING, BEACH/PARK ACTIVITY, PRGRAM, USERS)

UPPER LEVEL PLAN

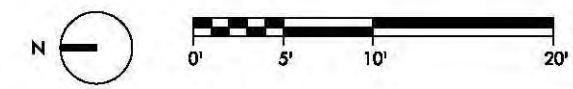


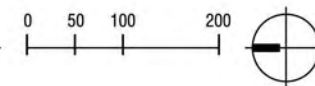


Exhibit F - Master Plan



LEGEND

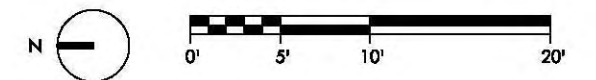
- | | | |
|--|---|---|
| <p>1 ARRIVAL DESIGNATION</p> <ul style="list-style-type: none"> • Historic/period lighting along drive • Enhanced landscaping • Striped parallel parking along drive <p>2 DROP OFF AREA</p> <ul style="list-style-type: none"> • Simplified sidewalk network • Enhanced landscaping with raised planters and benches • Bike parking with opportunity for future rental kiosk <p>3 PARKING RECONFIGURATION</p> <ul style="list-style-type: none"> • Reduced parking lot width • Addition of a multi-use path on lake side of parking lot • Improved circulation <p>4 LAKEFRONT TERRACE</p> <ul style="list-style-type: none"> • Outdoor gathering space • Reflects historical design • Access to beach area | <p>5 TERRACE AND LOWER LEVEL ACCESS</p> <ul style="list-style-type: none"> • Second accessible route to lower level and terrace • Direct connection to existing path network • Access to northern beach area <p>6 BEACH RESTORATION</p> <ul style="list-style-type: none"> • Regrade beach to lower rock walls & create even grade change • Replace coarse beach material with beach sand • Volleyball and other sand beach opportunities <p>7 PLAY AREA</p> <ul style="list-style-type: none"> • New play equipment (ages 2-5) • Informal seating and gathering <p>8 REMOVE JETTY</p> <ul style="list-style-type: none"> • Eliminate potential safety hazard • Allow for more swimming opportunity | <p>9 RELOCATED SHELTER AND PLAY AREA</p> <ul style="list-style-type: none"> • Central location with access to parking • New play equipment • Proximity to beach house and soccer fields <p>10 DUNE AND VEGETATION RESTORATION</p> <ul style="list-style-type: none"> • Native landscape restoration • Visual connection to Kenosha Dunes • Naturalized beachfront <p>11 MULTI-USE PATH</p> <ul style="list-style-type: none"> • Multi-use path connection to Kenosha Dunes • 10' wide paved path <p>12 DOG EXERCISE AREA (OPTIONAL)</p> <ul style="list-style-type: none"> • Fenced off-leash dog exercise area • Open lawn and tree cover • Waste and trash receptacles |
|--|---|---|

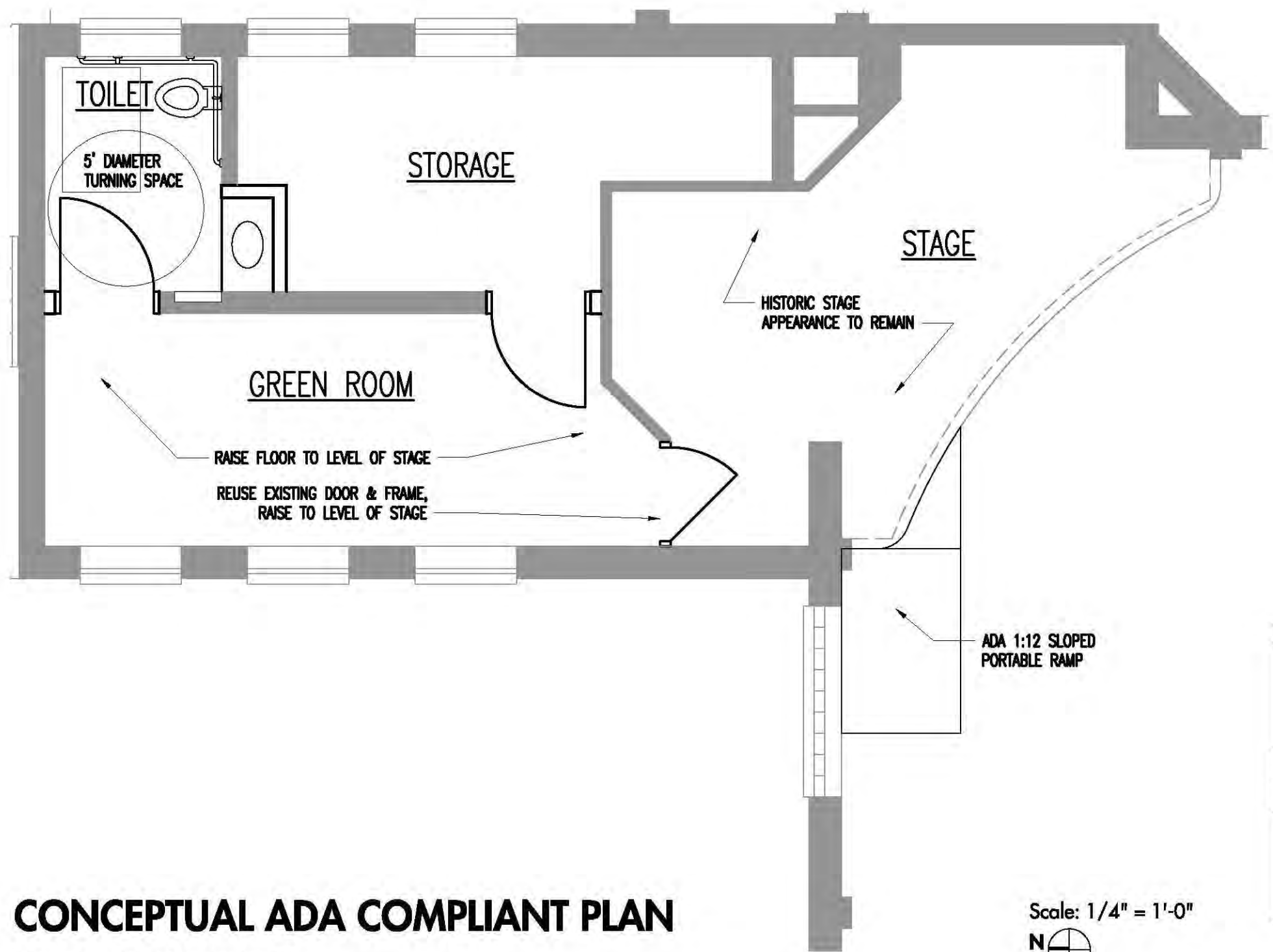




- COMMUNITY & ACTIVITY RENTAL
- PROGRAM SPACE
- FOOD SERVICE (SELF OR CATERER)
- PUBLIC-PRIVATE VENTURE
- STORAGE: BUILDING, BEACH/PARK ACTIVITY, PRGRAM, USERS)

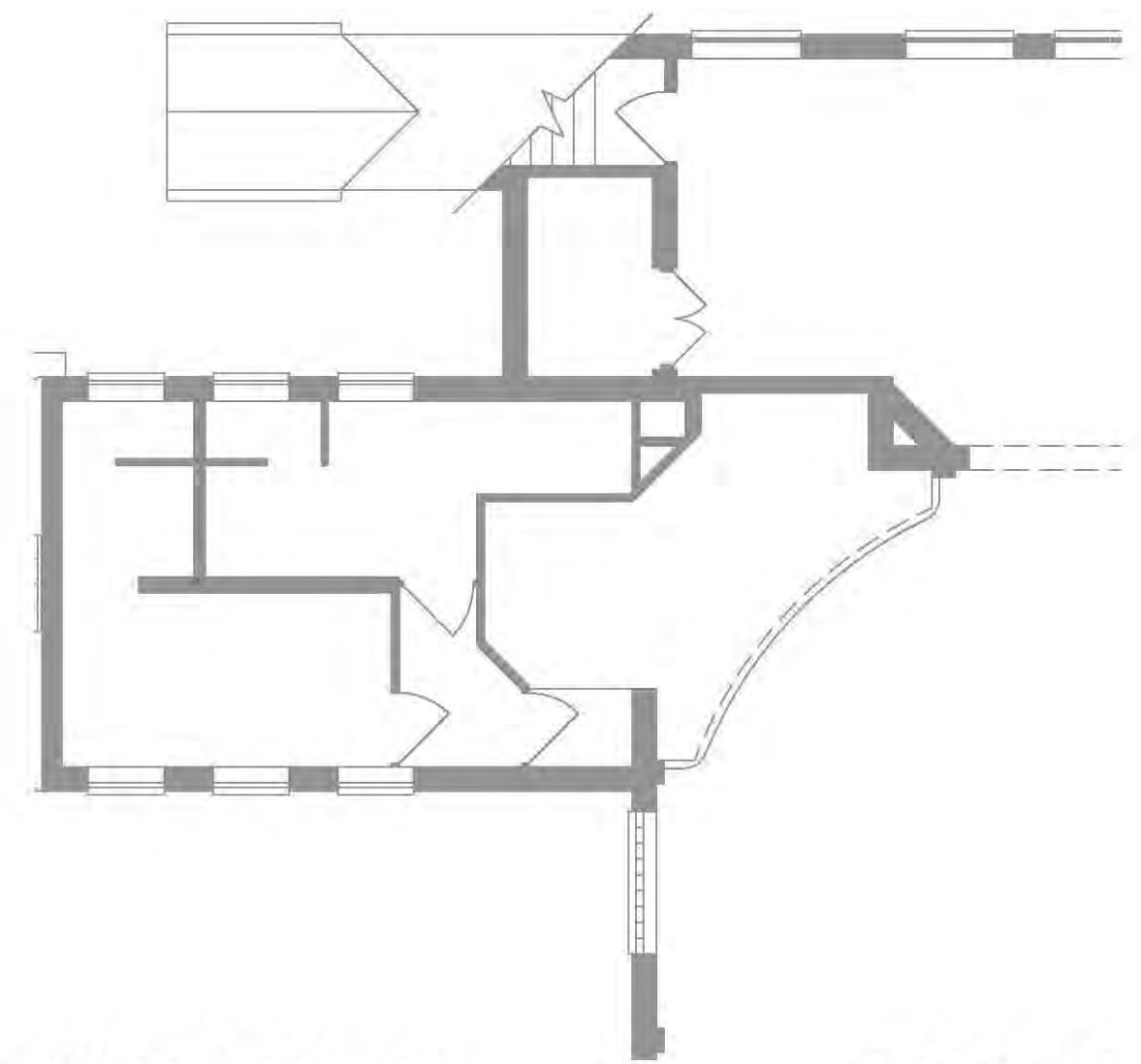
LOWER LEVEL PLAN





CONCEPTUAL ADA COMPLIANT PLAN

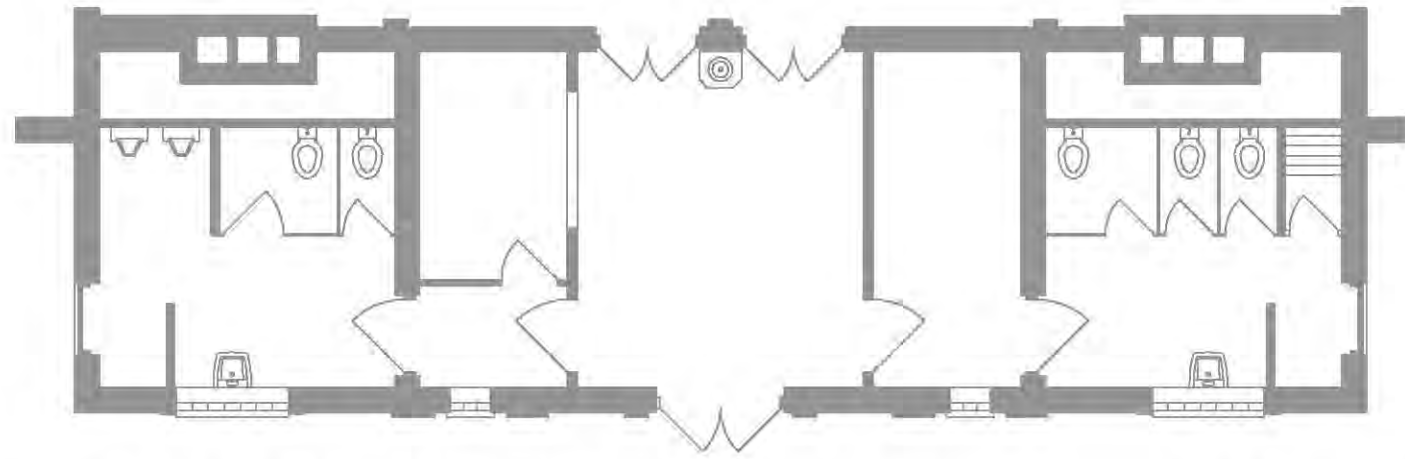
NOTE: DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY AND DO NOT REPRESENT FULLY FIELD VERIFIED CONDITIONS OR FINAL DESIGNS



EXISTING PLAN

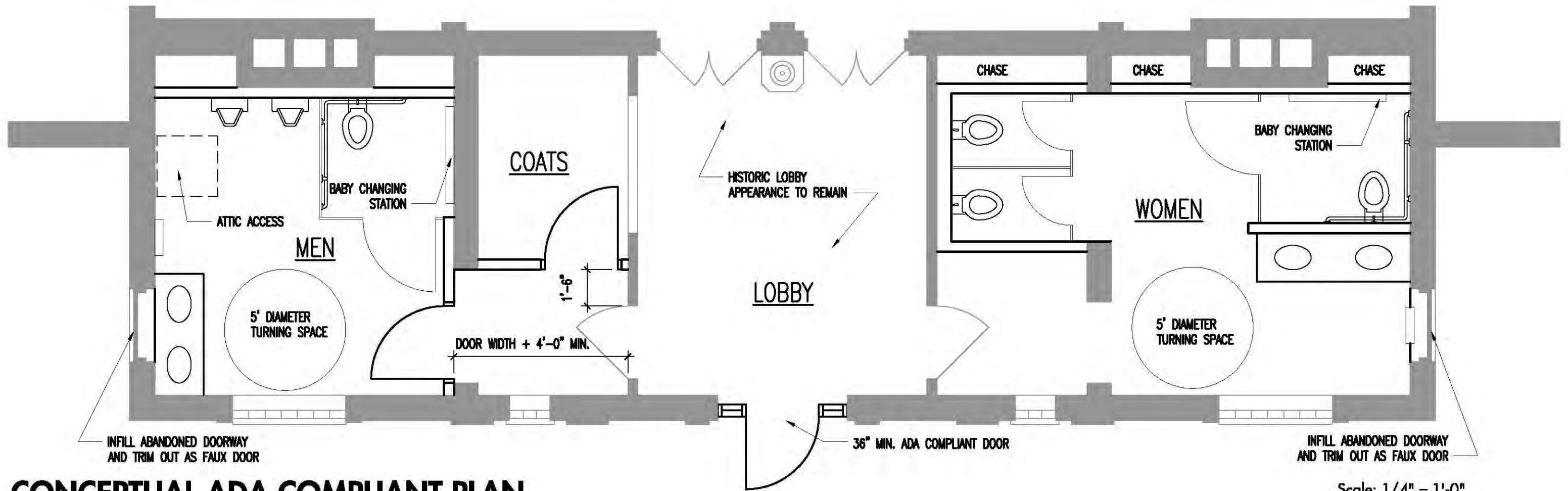
Scale: 1/8" = 1'-0"

N



EXISTING PLAN

Scale: 1/8" = 1'-0"



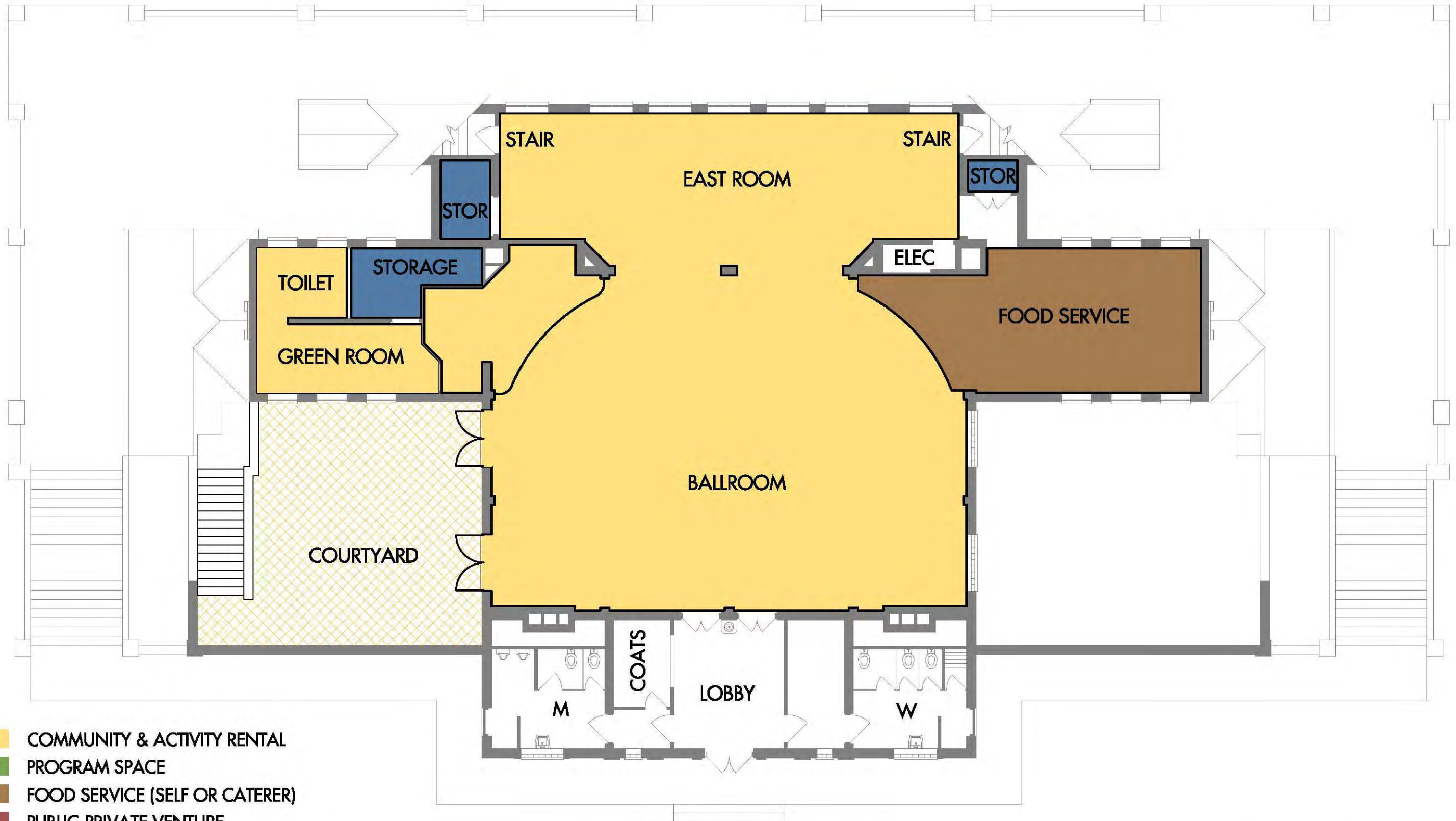
CONCEPTUAL ADA COMPLIANT PLAN

NOTE: DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY AND DO NOT REPRESENT FULLY FIELD VERIFIED CONDITIONS OR FINAL DESIGNS

Scale: 1/4" = 1'-0"



NOTE: DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY AND DO NOT REPRESENT FULLY FIELD VERIFIED CONDITIONS OR FINAL DESIGNS



- COMMUNITY & ACTIVITY RENTAL
- PROGRAM SPACE
- FOOD SERVICE (SELF OR CATERER)
- PUBLIC-PRIVATE VENTURE
- STORAGE: BUILDING, BEACH/PARK ACTIVITY, PRGRAM, USERS)

UPPER LEVEL PLAN

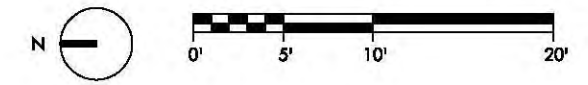


Exhibit G - Cost Estimate

COST ESTIMATE



Project: **Southport Park Master Plan**

Date: December 19, 2012

Project Number: **2470.08**

Estimated by: PH

Cost Estimate Status: **Master Plan**

Approved by: BT

Item	Qty.	Unit	Unit cost	Item Total	Comments
North (Beach House to 78th Street)					
MOBILIZATION	1	LS	\$10,000.00	\$10,000.00	
EROSION CONTROL	1	LS	\$20,000.00	\$20,000.00	Grant scope - partial
BIKE RACKS	8	EACH	\$500.00	\$4,000.00	
NEW TOT LOT (north area)	1	EACH	\$30,000.00	\$30,000.00	Play equipment and surfacing
NEW MULTI-USE TRAIL	1	LS	\$8,000.00	\$8,000.00	Grant scope (533 sy of path)
Beach House Area and Entry Drive					
NEW ENTRYWAY SIDEWALK	4025	SF	\$5.00	\$20,125.00	
ACCESSIBLE ROUTE TO BEACH	1	LS	\$15,000.00	\$15,000.00	North side of Beach House, path connections
ENTRY AREA PLANTER	668	LF	\$100.00	\$66,800.00	
REMOVE STONE RIPRAP	1	LS	\$25,000.00	\$25,000.00	
REGRADE BEACH	1	LS	\$8,000.00	\$8,000.00	
IMPORTED SAND	1	LS	\$6,000.00	\$6,000.00	12" depth beach sand
BEACH HOUSE TERRACE	4360	SF	\$15.00	\$65,400.00	Flatwork only
REMOVE EXISTING PARKING/PATH	1	LS	\$9,000.00	\$9,000.00	Grant scope
ORNAMENTAL ROADWAY LIGHTING	12	EACH	\$6,500.00	\$78,000.00	
NEW TREES	20	EACH	\$350.00	\$7,000.00	
South (Parking Lot to Kenosha Dunes)					
NEW MULTI-USE TRAIL	1	LS	\$21,000.00	\$21,000.00	Grant scope (1150 sy of path)
COMMON EXCAVATION (parking lot)	1	LS	\$4,000.00	\$4,000.00	Grant scope
NEW ASPHALT PARKING LOT	1	LS	\$62,500.00	\$62,500.00	Grant scope (Curb, asphalt, base, striping)
SHELTER RELOCATION	1	EACH	\$20,000.00	\$20,000.00	Relocate shelter, new concrete pad
NEW PLAYGROUND	1	EACH	\$60,000.00	\$60,000.00	Play equipment and surfacing
TOPSOIL AND SEEDING	1	LS	\$5,000.00	\$5,000.00	
DUNE RESTORATION	1	LS	\$150,000.00	\$150,000.00	Imported sand, vegetation, stabilization
NEW TREES	25	EACH	\$350.00	\$8,750.00	
Total				\$703,575.00	
7% Contingency				\$49,250.25	
				\$752,825.25	
DOG EXERCISE AREA					
	1	LS	\$25,000	\$25,000.00	Chain link fencing and kiosk
Total				\$752,825.25	
7% Contingency				\$52,697.77	
				\$805,523.02	

SAA Design Group, Inc

101 East Badger Road Madison, WI 53713 T 608.255.0800 F 608.255.7750 www.saa-madison.com

COST ESTIMATE



Project: **Southport Park Master Plan**

Date: December 20, 2012

Project Number: **2470.08**

Estimated by: KD

Cost Estimate Status: **Concept Master Plan - Building Interior Rehab**

Approved by: KD

Note: This estimate of probable costs incorporates only those construction costs for the interior restoration of the building, including the replacement of doors and windows associated with those spaces. It does not include costs for an automated sprinkler system, exterior masonry repairs and restoration, and roof replacement as previously identified by the city.

		Item	General Construction	Window & Door Replacement	Item Total	Comments	
UPPER (PARK) LEVEL	1	MOBILIZATION	\$5,000.00		\$5,000.00		
	2	ENTRY/LOBBY UPGRADES	\$2,300.00	\$5,175.00	\$7,475.00	New ADA doorway, chandelier.	
	3	WOMEN'S ROOM UPGRADES	\$35,650.00	\$3,910.00	\$39,560.00	New layout with ADA upgrades.	
	4	MEN'S ROOM UPGRADES	\$28,750.00	\$3,910.00	\$32,660.00	New layout with ADA upgrades.	
	5	BALLROOM & STAGE REHAB	\$13,800.00	\$24,150.00	\$37,950.00	Includes north windows at Courtyard.	
	6	EAST ROOM REHAB	\$6,900.00	\$21,735.00	\$28,635.00	Includes east wall, windows, ceiling	
	7	SOUTH WING - FOOD SERVICE	\$43,700.00	\$3,680.00	\$47,380.00	Includes rebuilt pass-thru, caterer style kitchen and equipment.	
	8	NORTH WING - GREEN ROOM	\$30,820.00	\$3,680.00	\$34,500.00	Includes Green Room, Toilet Room, & Storage.	
	9	MECHANICAL UPGRADES	\$55,000.00	-	\$55,000.00	Likely full replacement with AC upgrade.	
			Construction Cost	\$221,920.00	\$66,240.00	\$288,160.00	A 15% contingency is advocated when working with existing older construction.
			15% Contingency	\$33,288.00	\$9,936.00	\$43,224.00	
			Total			\$331,384.00	
LOWER (BEACH) LEVEL	1	MOBILIZATION	\$5,000.00	-	\$5,000.00	Omit if done with Upper Level project.	
	2	COMMON AREA	\$2,300.00	\$5,520.00	\$7,820.00	Miscellaneous allowance.	
	3	LARGE PROGRAM AREA	\$2,300.00	-	\$2,300.00	Miscellaneous allowance.	
	4	BUILDING STORAGE	\$11,500.00	-	\$11,500.00		
	5	SOUTH PROGRAM ROOM	\$14,375.00	\$4,830.00	\$19,205.00		
	6	CONCESSION/CATERER	\$39,100.00	\$5,175.00	\$44,275.00		
	7	SOUTH COURTYARD	\$23,000.00	-	\$23,000.00	Design upgrade allowance and lighting.	
	8	NORTH PROGRAM ROOM	\$14,375.00	\$4,830.00	\$19,205.00		
	9	PUBLIC ROOM	\$32,200.00	\$7,820.00	\$40,020.00		
	10	MAINTENANCE STORAGE	\$6,900.00	\$8,625.00	\$15,525.00	Not heated.	
	11	MECHANICAL UPGRADES	\$45,000.00	-	\$45,000.00	Likely full replacement with AC upgrade.	
	12	LOGGIA	\$42,550.00	-	\$42,550.00	Rework ADA, exterior lighting, misc.	
			Construction Cost	\$238,600.00	\$36,800.00	\$275,400.00	A 15% contingency is advocated when working with existing older construction.
			15% Contingency	\$35,790.00	\$5,520.00	\$41,310.00	
			Total			\$316,710.00	
COURT-YARD	1	MOBILIZATION	\$5,000.00		\$5,000.00	Omit if done with another project.	
	2	NORTH COURTYARD DECK AND SPACES BELOW	\$161,000.00	\$20,700.00	\$181,700.00	\$10,000 credit if done in conjunction with Upper Level work.	
			Construction Cost	\$166,000.00	\$20,700.00	\$186,700.00	A 15% contingency is advocated when working with existing older construction.
			15% Contingency	\$24,150.00	\$3,105.00	\$28,005.00	
			Total			\$214,705.00	
					SINGLE PROJECT CONSTRUCTION TOTAL	\$730,260.00	
					SINGLE PROJECT 15% CONTINGENCY TOTAL	\$109,539.00	
					SINGLE PROJECT TOTAL	\$839,799.00	

SAA Design Group, Inc

101 East Badger Road Madison, WI 53713 T 608.255.0800 F 608.255.7750 www.saa-madison.com

Exhibit H - Character Images

Character Images | Loggia

Existing Conditions

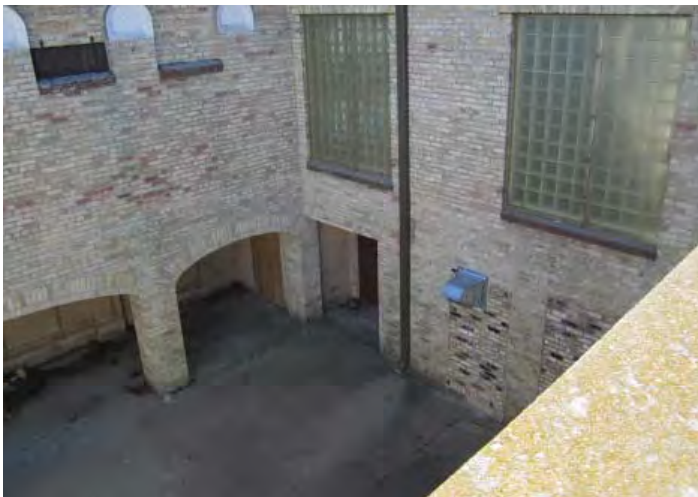


Potential Solutions



Character Images | North Courtyard

Existing Conditions



Potential Solutions



Character Images | South Courtyard

Existing Conditions



Potential Solutions



Potential Solutions



Character Images | Park Elements

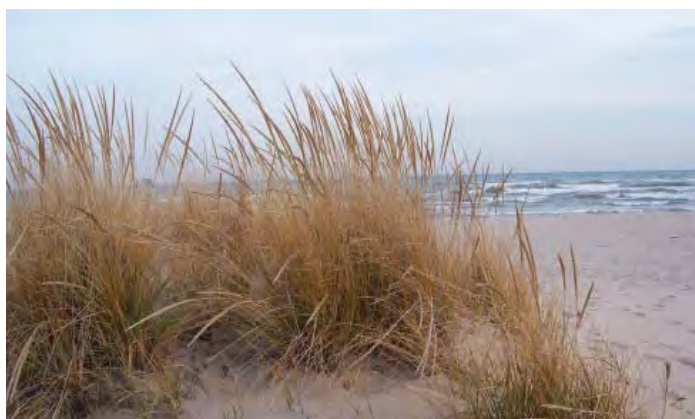


Exhibit I - Dog Exercise Area Petition

TOTAL 142

DECLARATION OF PETITION

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Name	Address
J. Schuck	5536 - W4 St, RD. Kenosha WI 53144
P. Lud	3551 - 10th Ave Kenosha WI 53140
Amber Mosch	1716 85th St Kenosha WI 53143
James Smith	1716 85th St Kenosha WI 53143
David Meyer	4738 6th Ave Kenosha WI 53143
Brian Lee	7842 Pershing Kenosha, WI 53142
T. Baldry	4124 7th ave Kenosha WI 53140
Michael Quil	6321 73rd Av #201 Kenosha WI 53142
Amy Varogas	3813 60th Pl Kenosha, WI 53142
Maria Hogan	3524 7th Ave #137 Kenosha WI 53140
Don Duncan	7203 75th St Kenosha WI 53142
Chris Pukil	1553 - 15th Ct Kenosha WI 53140
D. B.	2212 - 24th Ave Kenosha, WI 53140
Theresa R.	61014 - 3 Ave Kenosha WI 53143
Debra	10641 19th Ave Kenosha, WI 53143
E. L. Broughton	4112 7th Ave Kenosha WI 53140
Adam Schaefer	4112 7th Ave Kenosha WI 53140
Cassandra Boise	4323 6th Ave Kenosha WI 53140

DECLARATION OF PETITION

Marie Merritt	5308-29 th pl. Kenosha, WI 53144
Nellie Zampanti	4119-8 th AV Kenosha WI 53140
Samantha Brothen	4110-7 th AVE Kenosha 53140
Thomas Zaiene	4110-7 th AVE Kenosha 53140
Angela M. Cook	6709 7 th AVE Kenosha 53143
Ben DeSmedt	6709 7 th AVE Kenosha 53143
Shy Rini	6028 3 rd AVE Kenosha 53148
Erica Delland	912 4 th St Kenosha 53140
Matthew Loef	2929 72 nd St Kenosha 53143
Svend Widvey	4409 7 th AVENUE Kenosha 53140
Kellen Demoy	4920-21 st Ave Kenosha 53140
Lana Grant	1532 17 th AVE Kenosha 53140
Moham Goff	3617 10 th ave, Kenosha, WI, 53140
[Signature]	1832 14 th ALB Kenosha WI 53148
[Signature]	5220-39 Street Kenosha 53144
Mary Hoyt	5800-56 AVE KENOSHA WI 53144
Robert E. Hoyt	5800 56 th AV KENOSHA WI 53144
Ernesta [Signature]	2117 800 th St Kenosha 53140
Deloxi Koudri	2106 56 th Str. Kenosha 53140
[Signature]	6340 10 th Ave. Kenosha 53143

If more space is needed please utilize the back of this page.
Contact your Alderman to voice your concerns.

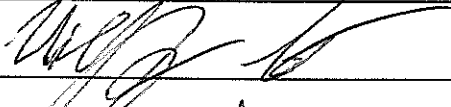
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Name	Address
Greg D. Homeler	712 57 th St. # 9 Kenosha WI 53140.
John Fox	4803-7 th AVE Kenosha WI 53140 12-2-12
Brian Wienkers	2002 - 28 th ST KENOSHA WI 53140
Mike GOMBEL	1735 21 st AVE Kenosha, WI 53140
Kim Wiegand	3214 55 th Ave Kenosha WI 53144
Melissa Sutowicki	3222 55 th Ave Kenosha WI 53144
Mike Sawyer	2540 85 th ST. Kenosha, WI 53143
JEFF JERMSTAD	5819 52 nd AVE KENOSHA, WI 53144
Jonathan Persson	1107 88 th ave Kenosha, WI 53144
Corrie Persson	Same ↑↑
	4614 47 th Ave. Kenosha, WI 53144
Tatiana Chersini	4614 47 th Ave Lwr Kenosha WI 53144
Gabriel Cappone	7840 16 th Avenue Kenosha WI 53143
Yana Walden	7840 16 th Ave Kenosha, WI 53143
Jame Brunghtn Sch.	4112 7 th Ave Keno 53140
Brian Zampanti	4124 - 7 th AVE KENOSHA
Sue Zampanti	4119 8 th Ave. Kenosha, WI

DECLARATION OF PETITION

Keith Zampant:	4119 8 th Ave Kenosha
Greg REID	5938 3RD AVE Kenosha
PAT Kocha	5938 3rd Ave Kenosha
Debra Pillizzi	5954 3rd Ave Kenosha
LYNNGROBAM	402 65 th ST Kenosha
Sarah Pease	6929 31 st Ave Kenosha
Shilo Pease	6929 31 st Ave. Kenosha
Scott Young	7410 7 th Ave Kenosha
John	5714 7 th Ave Kenosha
Pat	5714 7 th Ave Kenosha
Laura Benson	6408 7 th Ave Kenosha
Laura Willigans	6406 7 th Ave Kenosha
Will	803 40 th St Kenosha
Kevin Schier	5918-8 th Ave. Kenosha
Karen Kessler	2913 24 th Ave Kenosha
Mimi M. Carthy	6517 7 th AVE Kenosha
Will's Campbell Berg	204-548 th Kenosha WI
James J. Dineen	6519-18 th Ave Kenosha
Andy Jensen	404 B-55 th St Kenosha
Raig P. Olyne	3621-16 th AVE, Kenosha

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Name	Address
Judith Bjorn	3813-16 th Ave. Kenosha WI 53140
L. Julie Harbert	5800 3rd Ave #303 Kenosha WI 53140
Donna Springer	6041 - 44 th Ave Kenosha 53142
Jiffany Vasquez	6608 31 Ave. Kenosha 53142
Husla Kuchterbell	5218 65 th Place 53142
Judy Brun	3121 13 th Ave 53142
Karen Fandrei	1514 18 th pl 53140
Linda Zanot	610 69 th St 53143
Roberta Williams	5722 13 th Ct 53140
Elaine R Matten	7816-19 Ave 53140
TRAVIS D. ALWARD	5123 13 th AVE 53140
Corina Hill Alward	5123 13 th AVE 53140
GERARD PRONOS	5123 13 th AVE 53140
Sharrise Frankem	7331 43 rd Ave 53142
Paul Schull	924 - 52 nd #3 53140
Monko Phelps	711-61 st ST Kenosha WI
Scott Laubi	2117 50 ST KENOSHA, WI

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Name	Address
Brian Smith	4801 7th AVE KENOSHA, WI 53140
CHRISTINE FRAZER	4801 7th AVE KENOSHA, WI 53140
Christine Schwartz	402 Leath St KENOSHA, WI 53140
Ashley Fugate	5009 58 th KENOSHA, WI 53144
RONALD Plunkett	5711 7th AVE KENOSHA WI 53140
KENNETH WILSON	9501 73RD ST KENOSHA WI 53142
MARK RUTKOWSKI	4017 55 th STREET KENOSHA, WI 53144
Adam Floris	4813 29th AVE Kenosha, WI 53140
Ann Marie Buttz	9032-22nd Ave Kenosha, WI 53143
KRIS DERWAE	7542-27 th AVE KENOSHA WI 53143
SUE LEITING	7542-27 th AVE KENOSHA WI 53143
Dave Schrandt	7732-15 th AVE Kenosha, WI 53143
Christine Janovicz	668 Sheridan Rd Kenosha, WI 53143
Wanda Adamsen	5306 Adams Rd Ken. WI 53144
Kathy Kowalski	5112-29 th Ave. 53140
Calberine Sullivan	437-44 th St " "
Brett Bjorn	6137-50 th Ave 53142

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Name	Address
JOSH FUGATE	8559 21 AVE KENOSHA WI 53143
Julie Rittmiller	9501 73 rd St, Kenosha, WI 53140
Neil Zeltmber	5917-6 th AVE A Ken. WIS 53140
Judy Rossow	5036-6 th Ave, Kenosha 53140
Sharon Rossow	5036-6 th Ave, Kenosha 53140
JANE HARRINGTON-AZIDE	4215 7 ^E AVE; KENOSHA 53140
JANK BARNHILL	3131 25 31 Kenosha 53144
Penny Szejt	3118 23 rd Ave Kenosha 53140
Holly Henderson	4628 5 TH AVE, KENOSHA, 53140
Ky Hudson	4628-5 AVE KENOSHA, 53140
Juan Bunn	5918 8 th Ave Kenosha 53140
Rick M. Amador	6207-7 th Ave Kenosha 53143
CHRISTOPHER SOOK	4817 5 TH AVE #3, KENOSHA, 53140
Hizz SWANSON	4439 HARRISON Rd; KENOSHA, 53142
Anna Regazzi	4715 68 th St Kenosha WI 53142
Patti Corcoran	5921 6 th Ave Kenosha WI 53140
GARY STAUDACHER	4301 6 TH AVE, Kenosha, WI 53140

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Name	Address
Georgene Carroll	8008 - 26 th Ave Kenosha
Paul Stover	3708 - 14 th Ave Kenosha
Leon Dederick	5720 2 nd PLACE Kenosha
Tom Bardsley	3631 25 th ST KENOSHA
Joni Jensen	5427 - 68 th ST KENOSHA
John Spain	3605 19 th Ave Kenosha
Dana Baxter	4608 7 th AVE KENOSHA
Ron Hoffman	Box 886 Kenosha, WI 53141
Robert	2024 75 th ST. KENOSHA, WI 53143
Steve Arnold	4719 - 40 th St. Kenosha 53144
Mark Melly	4415 8 th AVE KENOSHA
ROSALVA SANTANA	1525 15 th Ave Kenosha 53140
Mary Lou Vialk	4714 - 21 st Ave. 53140
Thomas Kordus	1309 Green bay Rd 53144
Corle M	3908 7 Ave
Cheryl Lual	1862 - 21 st Ave. 53140
Robert Walke	3118 23 rd Ave Kenosha

Exhibit J - Potential Funding Sources

Funding Sources

Implementation funding can come from a variety of sources. There are many public grants available as well as private sector funding.

Public Funding

The following table outlines several public funding sources available to increase bicycle and pedestrian programming and facilities development.

Grant Source/Name	Brief Description	Local Match*	Contact Information
Wisconsin Department of Transportation			
Local Transportation Enhancements	Funds bicycle and pedestrian facility improvements that address commuting and transportation needs.	20%	WisDOT john.duffe@dot.state.wi.us
Bicycle and Pedestrian Facilities Program (BPPF)	Funds projects that construct or plan for bicycle or bicycle/pedestrian facilities.	20%	WisDOT john.duffe@dot.state.wi.us
Congestion Mitigation Air Quality Improvements	Funds projects that reduce congestion and improve air quality including bicycle and pedestrian facilities.	20%	
Wisconsin Department of Natural Resources			
Recreational Trails Grant	Funding to build trails for motorized and non motorized traffic.	50%	Depends on location Debra.Martinelli@Wisconsin.gov
Knowles-Nelson Stewardship	Funding for "nature based" recreational facilities.	50%	
Urban Forestry	Funding to develop new, innovative forestry efforts.		

*Local Match is the percentage of the total application amount that must be paid, or matched, by the applicant community

Private Sector Funding

Funding can also be solicited from non-governmental resources within the community. The range of benefits associated with park development often aligns with the interests of the local community.

Corporations and businesses

Contact local corporations and businesses to ask if they will support your program.

Foundations

There are institutions throughout the country that provide funding to non-profit organizations and municipalities. The Foundation Center is an excellent source of potential funding sources. Narrow your funding possibilities by first searching for geographic region of giving. Look under categories for transportation, health, environment, and community building.

Individuals

Statistically, individuals give more money than corporations and foundations combined. You can begin a local fund drive by working within your existing network of team leaders, and reaching out to the larger community.

DRAFT

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Grand Total	Notes
Southport Park Improvement Schedule																
Site Improvements (PK-13-002 unless otherwise noted)																
Trail System (Stewardship) *In 2013 CORP PK-11-001	\$120,000															Demo portion of existing trail, construct new. Erosion control, mobilization included. Grant funding available.
Parking Lot Reconfiguration												\$86,500				Demo portion of existing parking lot, construct new. Erosion control, mobilization included. Grant funding available.
Reforestation/Tree Planting *Funding in PK-93-004	\$8,750															Tree planting.
Lakefront Terrace													\$80,400			Lakefront terrace and improved accessible access to beach area. Occurs in conjunction with Lower Level Building renovations.
Beach Restoration												\$39,000				Grading, remove riprap, imported sand.
North Play Area			\$38,138													New play equipment.
South Play Area/Sheiter												\$19,500	\$30,000	\$35,500		New play equipment, relocate shelter, seeding.
Dog Exercise Area	\$25,000															
Entry Drive Improvements													\$40,000	\$45,000		Ornamental lighting and tree planting.
Drop Off Improvements													\$90,925			Sidewalk, entryway planter, bike racks.
Dune and Vegetation Restoration														\$150,000		Imported sand, vegetation, stabilization.
Subtotals	\$153,750	\$0	\$38,138	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$145,000	\$241,325	\$230,500	\$809,000	
Engineering (10%)	\$15,375	\$0	\$3,814	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,500	\$24,133	\$23,050	\$81,000	
Inflation	0.0%	0.0%	2.5%	5.0%	7.5%	10.0%	12.5%	15.0%	17.5%	20.0%	22.5%	25.0%	27.5%	30.0%		
Totals	\$ 169,125	\$ -	\$ 43,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 339,000	\$ 330,000	\$1,082,000	
Building Improvements (PK-13-002)																
Restoration of the Exterior																
Roof and Chimney			\$280,000	\$20,000												
Phase IA: Main Building East and West Main Entry Door	\$256,000	\$280,300														
Phase IB: Main Building West			\$132,100													Split into "South" and "North & West" to coincide with Wings
Phase 2: South Wing				\$67,469	\$146,547	\$146,547										
Phase 3: North Wing			\$127,640	\$179,581												
Phase 4: South Courtyard								\$195,150								
Phase 5: North Courtyard					\$116,259	\$121,709										
Restoration of Upper Level Public Spaces																
Upgrade Public Restrooms, Entry/Lobby					\$2,358	\$26,450	\$14,572	\$48,269								
Ballroom and East Room Restoration								\$33,261	\$82,774							Includes \$49,450 for mechanical upgrades
Renovation of Upper Level North Wing					\$46,575											Includes \$6,900 for mechanical upgrades
Renovation of Upper Level South Wing									\$61,387							Includes \$6,900 for mechanical upgrades
Lower Level Renovations																
Interior & Mechanical Renovations									\$75,000	\$115,411						
Concession Stand Renovation										\$50,916						
S Courtyard Renovations/Repurposing										\$26,450						
N Courtyard Renovations/Build-Out									\$105,852	\$108,853						
Loggia Renovation and Repurposing									\$20,780	\$28,153						
Automatic Sprinkler System										\$26,696	\$93,413	\$109,891				Includes 15% contingency as do all Bldg Improvement costs.
Subtotals	\$256,000	\$280,300	\$280,000	\$279,740	\$295,983	\$289,256	\$282,828	\$276,680	\$270,793	\$265,152	\$259,740	\$109,891	\$0	\$0	\$3,147,000	
Engineering (10%)	\$25,600	\$28,030	\$28,000	\$27,974	\$29,598	\$28,926	\$28,283	\$27,668	\$27,079	\$26,515	\$25,974	\$10,989	\$0	\$0	\$315,000	
Inflation	0.0%	0.0%	2.5%	5.0%	7.5%	10.0%	12.5%	15.0%	17.5%	20.0%	22.5%	25.0%	27.5%	30.0%		
Totals	\$ 281,600	\$ 308,330	\$ 315,700	\$ 323,100	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 151,100	\$ -	\$ -	\$3,830,000
Southport Park Improvements																
Subtotal PK-11-001	\$120,000		\$ 43,000													\$163,000
Subtotal PK-93-004	\$8,750															\$8,750
Subtotal PK-13-002	\$ 281,000	\$308,330	\$315,700	\$323,100	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$351,000	\$339,000	\$330,000	\$4,700,000	