

## **Lakefront Development Advisory Commission Request for Review**

Project: Milwaukee County Veteran's Park Shelter-Restroom with  
Nautical theme communications facility

Prepared by: Milwaukee County Department of Parks, Recreation and Culture  
Date: August 22, 2011

Project Proposer: Milwaukee County Parks  
Sue Black-Director  
David P. Burch- RLA- Chief of Planning and Development

Contact Person:  
Same as above  
9480 Watertown Plank Road  
Wauwatosa, WI. 53226  
414-257-7275  
Dave: 414-257-4757  
[Dave.Burch@milwcnty.com](mailto:Dave.Burch@milwcnty.com)

This project is proposed to be reviewed by the County Parks, Energy and Environment Committee at its September 20, 2012 regular meeting.

### **Project Description and Information:**

The existing park is a prominent lakefront park, serving a variety of active and passive recreations purposes. Veteran's Park is the home to the Kite Shack, and also home to a wide variety of special events. Passive uses include picnicking, walking, bicycling, kite flying and enjoying the panoramic views of Lake Michigan to the east, and Milwaukee's skyline in the other directions.

The proposed project site is approximately 8,000 square feet of space, located in the area of the existing shelter-restroom building. The existing building, due to be renovated with updated restrooms, has additional structural and functional deficiencies in the building. Milwaukee County is evaluating the feasibility of repair and renovation the existing building, and has selected to move forward with an opportunity to design and construct a new facility for this location. This site is not within the designated City of Milwaukee historic district, and is not within flight paths of Mitchell International Airport.

The existing 2,000 square foot building is planned to be demolished, and materials recycled and disposed of off-site. The proposed building, approximately 4,000 square feet in size, is designed to include men and women restrooms, storage, small serving area for special events, double-winged shelter to accommodate one large or two

smaller groups, and mechanical room. The proposed building is designed to accommodate equipment storage to serve a nautical style stealth communication tower. This tower will serve to provide much needed cellular telephone and data service to an area of the lakefront that has deficiencies in coverage. The building architecture will include a colored standing seam metal roof, decorative concrete, stone and metal façade and trim, and Milwaukee County Park oak leaf logo restroom screens. Site work includes upgrading the existing concrete and asphalt surrounding the building, and improving ADA accessibility and connections.

Landscaping will include some additional tree plantings, but in a minimal manner to keep security sight lines open, and maintain the views of Lake Michigan.

Parking will remain the same, with a total of 112 parking spaces, including the handicap accessible parking spaces, in the parking lot located to the west of the building.

Traffic and pedestrian flow will function as it currently does. Motor vehicles will be limited to the existing parking lot, and pedestrian circulation will be directed to the building and to adjoining paths to the lakefront.

A portion of the site and building is proposed to be leased with a multi-year agreement to the communications tower provider, only in the area of the nautical tower, and the equipment room, which will occupy approximately 300 square feet of the proposed building. This area is less than 10% of the total square footage of the proposed building.

The new facility will promote a higher awareness of the County's Green Print program, using sustainable building and site materials in the project. Educational signage relating to the park and Lake Michigan will help to promote clean park and clean water initiatives.

The proposed project will fit into the existing context of the park and lakefront. Adjacent marina boat masts offer a similar vertical element in the lakefront setting. The proposed building will offer desirable views of the lake for the users, and the nautical theme of the vertical tower element will be compatible with the tall vertical building elements located to the west, and the facility will not obstruct any views to the water.

The proposed project will not affect access to the lakefront and water's edge, but will help to draw additional people to this new facility.

The proposed building will offer electrical and water connections for use at special events, and for use by picnic groups.

The proposed building can offer educational signage, describing the history of the Great Lakes, the benefits of Lake Michigan, parks, open spaces and recreational opportunities.

The proposed project will not impact the availability of open space at the park.

The proposed project is being located at this location due to the availability of existing utilities, the proximity to parking, and desirable setback from the lakeshore and waterfront path.

The project will impact the space for temporary uses.

The building project is expected to have a 30 to 40 year life, and is not planned to have any future additions.

The Department includes the provision of shelter and restroom facilities at its parks, and includes the maintenance and operations of these facilities in its annual budget. Building projects are typically designed and constructed with Capital Improvement Program funding, borrowed at a low interest rate for numerous projects to be completed over 3 to 5 year time periods. This project is unique because it brings a partner to the project with the ability to fully fund the proposed design and development costs, thereby reducing the cost to Milwaukee County taxpayers, and providing a needed amenity.

The project team for this project includes several professionals, experienced in the planning, design, construction and operations of these types of facilities. The project team includes park and recreation professionals, engineers, landscape architects, architects, and communications specialists. Milwaukee County has some funds allocated in the current budget, funds that were allocated for the renovation of the building. These funds may be leveraged with the contribution of funds from the project partners.

Design of the project, and project approvals is planned for 2011, with construction in 2012 for a summer grand opening.