



City of Milwaukee  
Milwaukee County Parks

# *Dineen Park Master Plan*

Prepared by TERRA Engineering December 2015





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**Table of Contents**

**Executive Summary 4**  
*Study Area*  
*Project Background*  
*Project Approach*  
*Public Workshop Summary*

**Goals and Objectives 7**

**Existing Conditions 8**  
*Park History & Regional Context*  
*Physical Site Features*  
*Park Surrounding Connections Maps*  
*Existing Site Topography*  
*Existing Conditions Photographs*

**Design Vision 12**  
*Concept Alternatives*  
*Open House Summary*  
*Master Plan*  
*Festival Plaza Perspective View*  
*Boardwalk Perspective View*  
*Section Through Stormwater Mitigation Area*  
*Best Practices*

**Park Buildings 20**  
*Lagoon Pavilion*  
*Comfort Building*  
*Bath house*

**Master Plan Development 24**  
*Estimate of Cost*  
*Stormwater Mitigation Area*  
*Funding*  
*Financial Sustainability*

**Maintenance and Operational Recommendations 26**

**Appendix 27**  
*Public Workshop Visioning Matrix*  
*Concept Alternatives*

## EXECUTIVE SUMMARY

### Study Area

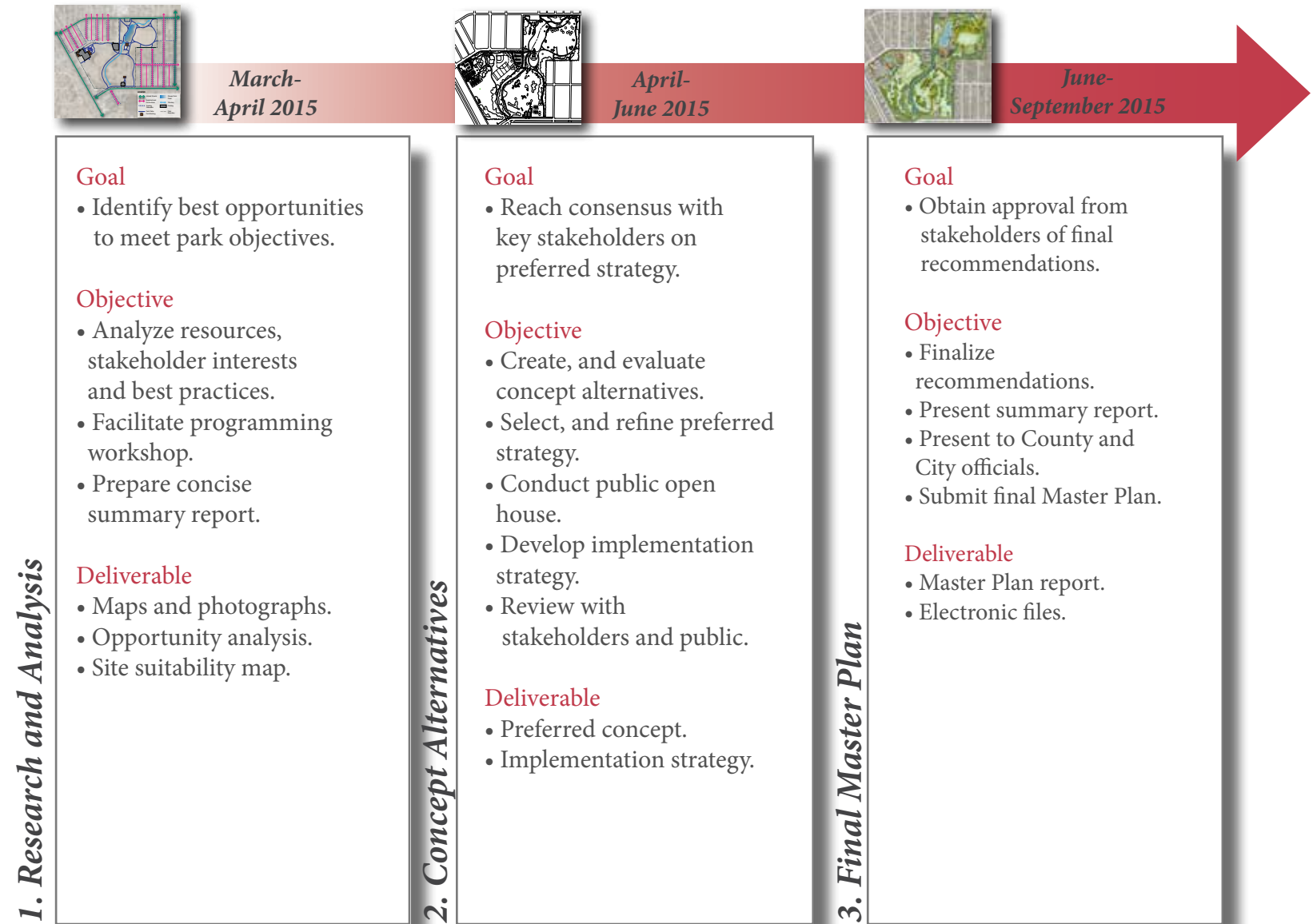
Dineen Park is a 64.2 acre county park located within the City's 10th Aldermanic District that is owned and operated by Milwaukee County. The park is located on the northwest side of the City of Milwaukee, and approximately ten miles northwest of the downtown. The Park's boundaries are: West Melvina Street to the north, North 62nd street to the east, West Keefe Avenue Parkway to the south, and West Appleton Avenue to the west.

### Project Background

Dineen Park is located in the Lincoln Creek sub-watershed which is surrounded by residential neighborhoods. Within the past 10 years, the area has recorded repeated and frequent surface and property flooding. The Metropolitan Sewerage District (MMSD) responded by conducting a study to provide alternative solutions to mitigate these flooding events. Through the study, MMSD identified a combination of factors that contributed to flooding. The main factor being the capacity of the storm sewer outlet located on the north side of Dineen Park on West Melvina Street is undersized as the result of increased runoff as the area has developed over time. The flooding is further exacerbated by the outlet frequently being clogged with debris and plantings. This issue has been noted and made aware to the City of Milwaukee, and the construction of a new trash rack cover over the outlet pipe is currently in progress. The result of the study was a series of design alternatives utilizing park land to mitigate flooding. The alternatives included various levels of flood protection and impact within the park. Through a series of public meetings concept B-3 was selected as the preferred stormwater solution. This concept provides a 25 year storm level of protection with a dry detention facility adjacent to the existing lagoon which will overflow into this area during heavy rain events. Because the creation of this stormwater feature impacts existing park programming and facilities, the City of Milwaukee in partnership with Milwaukee County Parks, has created this Master Plan in order to ensure that recreational programming and the environment are enhanced as a result of the development of the stormwater feature. Additional recreational and environmental features proposed in this document beyond the area impacted by the development of the stormwater feature are part of the communities long-term vision for the park and are intended to be a framework to guide future planning and capital development in the park.



Images on Left: Existing Trash Rack at N. 63rd Street and W. Melvina Street and Trash Rack Improvements Rendering from MMSD 2013 Report. Images on Right: MMSD Report cover and Dineen Park Neighborhood Study Exhibit.



Planning Process utilized for development of Park Master Plan

### Project Approach

In order to facilitate the community's vision for Dineen Park, a Task Force was created to represent key stakeholders involved in the process. The Task Force was comprised of City and County staff and elected officials, neighborhood representatives, and design and engineering professionals. In addition to the Task Force, input from the larger community was vital to the success of the plan. Early in the process a public workshop was held at the Milwaukee Environmental Sciences Charter School to determine the community's vision and priorities for the park. The design team and Task Force worked closely to synthesize the workshop feedback, and a series of Master Plan concepts were developed. Through the review process, the Task Force elected to incorporate the best elements of all three concepts into the Master Plan. It was understood that all of the proposed elements would not necessarily be funded as a result of the development of the stormwater mitigation facility. The Master Plan and proposed stormwater mitigation facility development plan was presented to the community at an open house forum. The summary of the public input from the workshop and open house are included in this document. The following is a further breakdown of the planning process used in the development of the Dineen Park Master Plan.

## 1. Phase 1- Research and Analysis

Within this phase of the planning process, the Task Force examined resources, stakeholder interests, and best practices from similar park design and programming efforts in other communities. The research and analysis phase included a review of physical conditions and site features unique to Dineen Park and gathered input from City, County Parks, and neighborhood residents in a public workshop held at Milwaukee Environmental Sciences Charter School on April 1, 2015. The data and feedback received during this phase identified priority opportunities, preliminary goals and objectives, and special considerations that guided development of concept alternatives, and, ultimately, the final recommendations included in this report. The best opportunities exist where best practices, stakeholder interest, and available resources converge.



### Stakeholders

The stakeholders with interests in the Dineen Park Master Plan are diverse. In addition to the Task Force, other partners included in the planning process to advocate for future planning, design, programming, and maintenance stewards for the park include:

- Dineen Park Neighborhood Association
- Residents
- Sports leagues and clubs
- Milwaukee Environmental Sciences Charter School
- Disc golf clubs

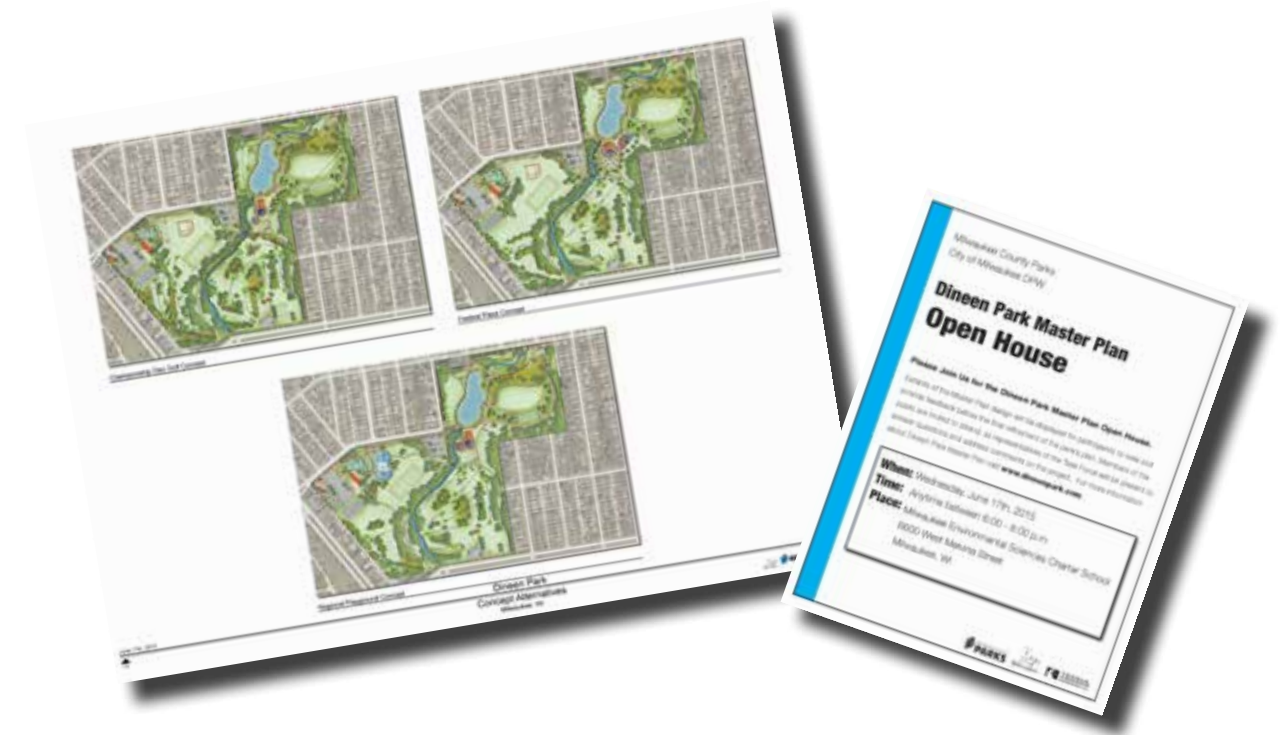
### Best Practices

Best practices represent what other communities are doing with similar project developments relating to scope, scale, character, and quality. Throughout the planning process, best practices were presented to the stakeholders and public to initiate the visioning process and develop ideas for the park related to the following:

- Programming Activities
- Natural Areas
- Playgrounds and Fitness Stations
- Park Etiquette Signage
- Paths, Walkways & Gathering Spaces
- Park Security
- Community Buildings
- Creek Restoration
- Festival Plaza

## 2. Phase 2- Concept Alternatives

The findings from research and analysis, along with input from the Task Force and public workshop, served as the basis of design for three concept alternatives. The concept alternatives were presented to the Task Force and a compilation of the three concepts was decided by the Task Force to advance to create the preferred concept. The preferred concept was presented to the stakeholders and the public at a public open house held at Milwaukee Environmental Sciences Charter School on June 17th, 2015.



## 3. Phase 3- Final Master Plan

Under the direction of the Task Force, recommendations were finalized and the Master Plan was completed. The entire planning process has been summarized in this Dineen Park Master Plan report as a reference to document the vision for park improvements and recommended implementation strategies.



## Public Workshop Summary

The public workshop was held on April 1, 2015 at the Milwaukee Environmental Sciences Charter School. The following summary outlines the process used to facilitate discussion and gain the feedback necessary to guide the design and planning of the park. The outcome of the workshop was nine priority topics developed during the visioning process of the workshop. These priority topics, along with the goals and objectives were used to develop the concept alternatives that represented the community's vision. The visioning matrix that summarizes the prioritized topics created by the public's direct feedback and input is located in the appendix.

### Workshop Participants:

The workshop participants included the Task Force members, Milwaukee County elected officials and staff, City of Milwaukee elected officials and staff, design and engineering professionals, neighborhood association members, and the general public. The workshop was promoted through announcements that were sent out to the surrounding residents and yard signs displayed around the park's perimeter.

### Workshop Objective:

The workshop objective was to familiarize the public with the Task Force's work to-date, and cooperatively develop recommendations for park improvements identified by the public through the workshop visioning process.

### Workshop Opportunity Analysis and Summary:

The format of the workshop was set up so that participants were introduced to the study area's existing conditions, surrounding context, and planning process through a presentation by the consultant group, County, and City staff. The presentation reviewed and summarized the opportunity analysis process through the illustration of the surrounding cultural features, physical site amenities, neighborhood hydrology, and best practices for Dineen Park.

### Workshop Process:

After the background presentation and instructions, the participants were asked to divide into small groups to generate issues and opportunities pertaining to Dineen Park. Next, the feedback was collected and grouped into similar overarching categories. Lastly, each participant was asked to identify three issues or categories of highest priority by placing a red dot on that topic most important to them. At the end, each comment was reviewed and discussed to reveal the prioritized list of vision elements for the future of Dineen Park.

### Workshop Outcome:

A detailed list of priorities regarding stormwater management issues, park programming opportunities, and goals and objectives was developed for the Master Plan. A matrix was developed by the consultant team displaying the issues and opportunities from the nine different categories generated by the participants: structures, activities, paths and access, environment, playground, fitness, park safety, stormwater management, and park signage.



*Background presentation*



*Small breakout group*



*Prioritizing topics*



*Review of visioning results*

## GOALS & OBJECTIVES

### Mitigate localized *flooding* in the neighborhood.

- Incorporate the approved stormwater detention facility as an amenity that will enhance park programming.
- Implement best management practices into stormwater infrastructure to improve the water quality for the existing lagoon and proposed stormwater facility.

### Enhance park programming to provide *activities* and *event* spaces for all age and interest groups.

- Incorporate both active and passive recreation opportunities.
- Provide space for organized sports and unprogrammed open space activities.
- Develop programming for four season use of the park.
- Provide flexible spaces that can be used for a variety of uses and events.
- Update playground to provide activities and fitness equipment for a variety of age groups.

### Improve existing park community *buildings*.

- Renovate the lagoon pavilion to provide space for public gatherings, organized group meetings, and other programmed events.
- Enhance outdoor spaces near community buildings with site furnishings to provide opportunities for outdoor gatherings.
- Update existing building exterior to be weather tight, energy efficient and provide aesthetic appeal consistent with the park image.
- Provide accessibility for all users.

### Preserve and strengthen the park's natural *environmental features*.

- Expand naturalized plantings within the park while also providing open lawn areas for picnicking and recreational programming.
- Establish tree planting program to increase diversity and sustain mature tree cover.
- Restore creek to stabilize the banks and enhance water quality.

### Promote park *safety* and etiquette.

- Provide accessibility for all park users.
- Maintain open views and clear lines of sight within the park.
- Consider security cameras and emergency call boxes.
- Provide adequate lighting throughout the park.
- Implement park signage to promote park user etiquette and environmental and sustainable awareness.

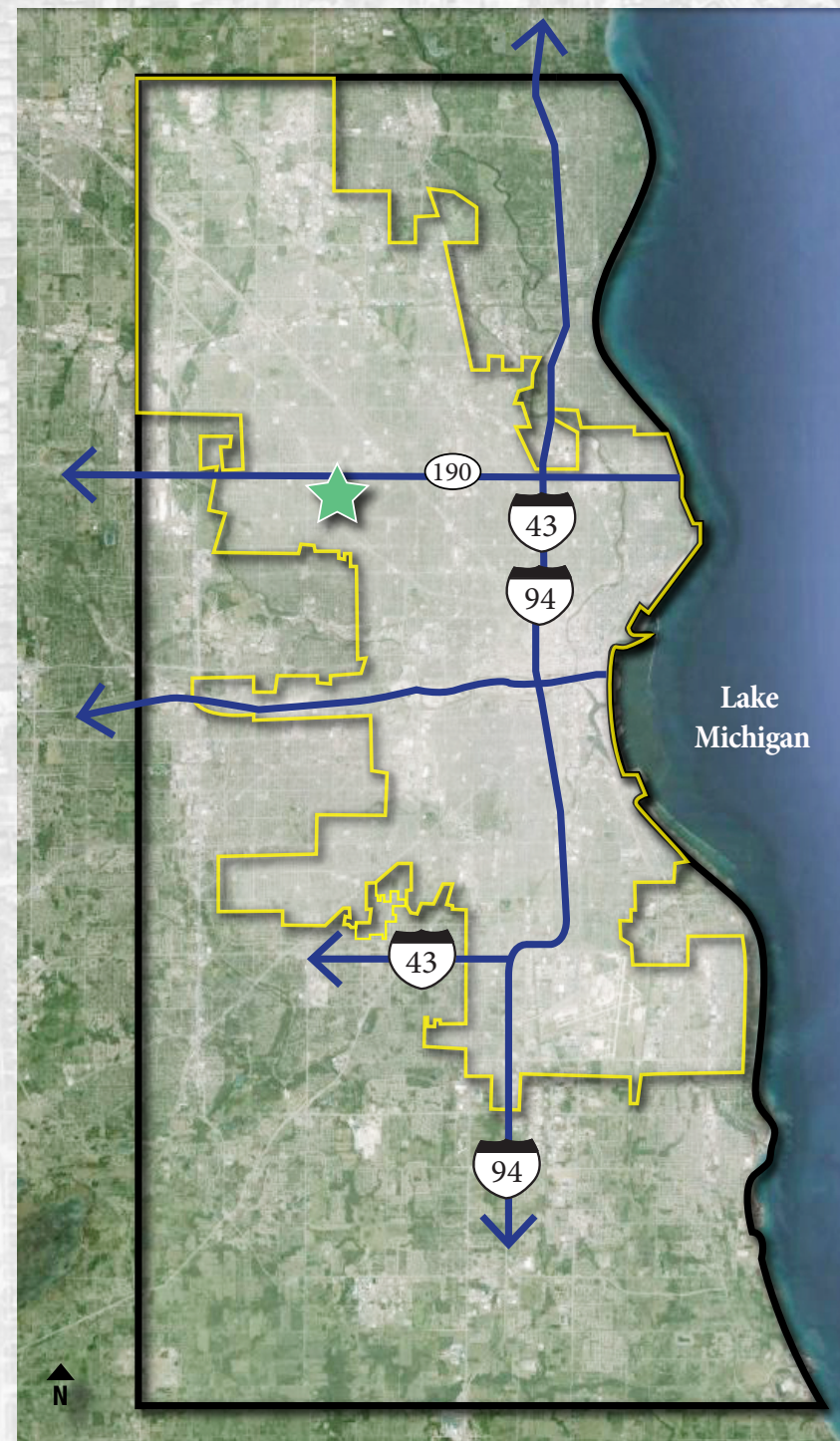
### Enhance park *circulation* and surrounding connections.

- Provide multi-use walking and running trails throughout the park.
- Link surrounding neighborhoods through unified gateways and existing neighborhood connections.
- Restrict unauthorized vehicular access.




## EXISTING CONDITIONS

### Park History & Regional Context

Dineen Park land was acquired in 1951, and the first development of park facilities occurred in 1956. It was not until the late 1960's when the site began to be significantly developed. Dineen Park was named in honor of the former park commissioner Cornelius R. Dineen who had held office for 28 years from 1927-1955. The park is 64.2 acres that is comprised of seven different active recreational amenities, park community buildings, and open space for passive recreation. The park is located in the northwest portion of the county and city of Milwaukee. The park is approximately .13 miles south of state road 190, and 3.75 miles west of interstate 94. Dineen Park is considered a neighborhood park and primarily serves the recreational needs of residents within a one mile walkable radius from the park. The current park is host to many park programming opportunities and amenities that include: a newly constructed splash pad, baseball field, tennis courts, basketball courts, volleyball courts, 18-hole disc golf course, picnic areas, a lagoon for fishing, walking / running paths, open space for passive and active recreation, and a playground. Currently there are three community buildings in the park which are: the comfort building, the bathhouse, and the lagoon pavilion. The comfort building was initially built to serve the golf course users and the senior citizen activities, currently the building is only a seasonally used building. The bathhouse was originally built to serve the users of the swimming pool with amenities such as a locker room, restrooms, community room and concessions. The swimming pool was removed and replaced by the current splash pad and the restrooms and building still support this use. The building contains a community room that is available for rental. The last building is the lagoon pavilion that overlooks the park lagoon. The building was historically used by park visitors as a changing area and comfort building, and was used for community functions year round. In the winter the lagoon building was used as a warming station for ice-skaters. Today the building is still available for rental for parties and used by the community and senior citizen groups.



#### Legend

-  Dineen Park
-  Milwaukee County Boundary
-  Milwaukee City Boundary



Park Lagoon and Lagoon Pavilion



63rd Street and Melvina Street Park Entrance

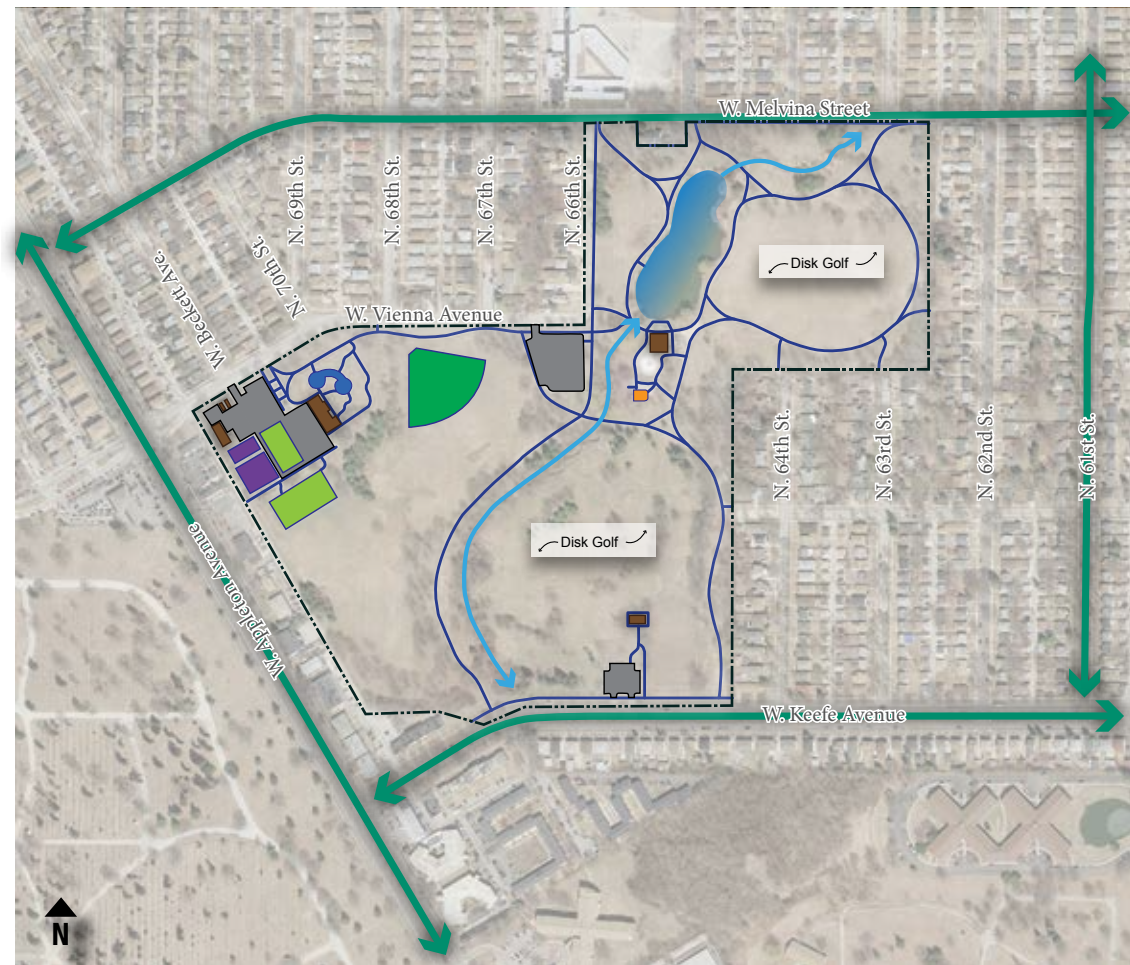


Existing Basketball Courts



Existing Park Playground

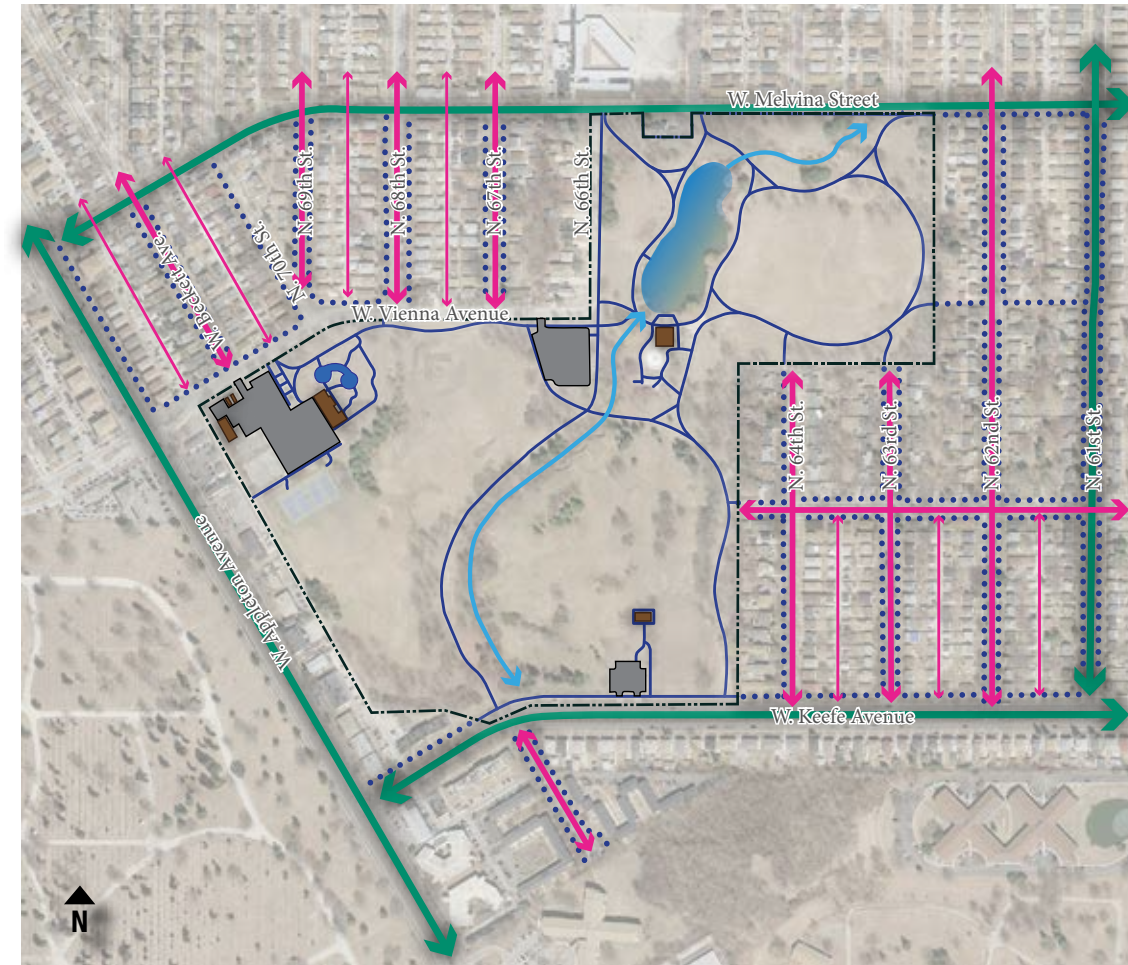




Existing Site Features Map

### Physical Site Features

The park open space is characterized by grass fields with sporadic shade, evergreen, and ornamental trees. Many of the park's trees have been identified as trees that are threatened by disease and harmful pests, though the tree canopy stills provides an important feature to the surrounding residential neighbors. The creek divides the west and east portions of the site, and flows into the park lagoon. Currently the creek has eroded banks due to the high velocity water flow during storm events. All of the pathways throughout the park are asphalt paths, with three pedestrian bridges that cross over the creek. The park lagoon is not currently used for any winter activities, but currently provides a dock for fishing.

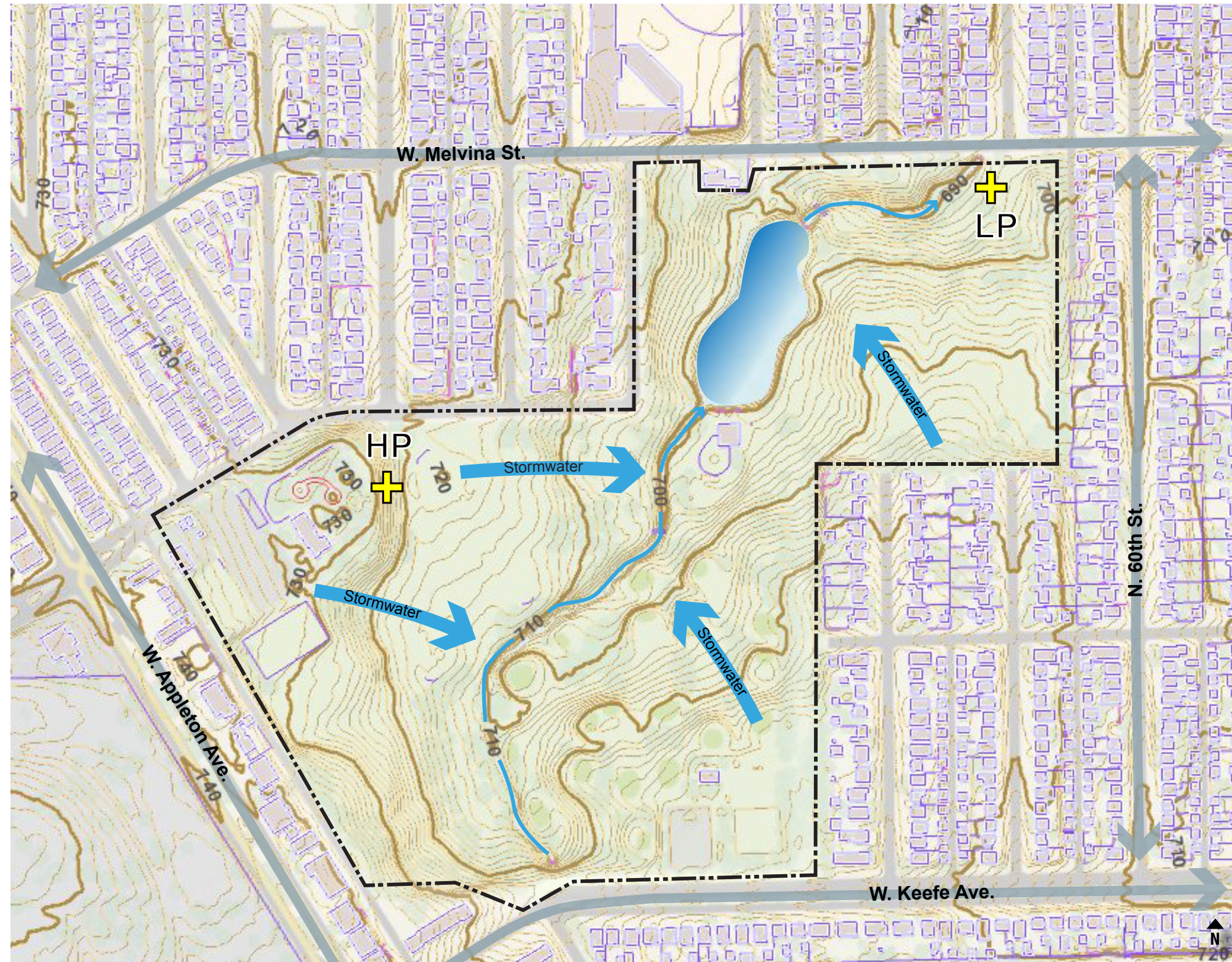


Connections Map

### Park Surrounding Connections Map

Overall, Dineen Park has good access and connectivity to the surrounding neighborhood by way of path connection at street dead ends and trail heads. There is also opportunity for parking in three surface parking lots inside the park as well as street parking. Gateway entries should be identified in park planning to define main park access points with signage, site furnishings and plantings. Also, a more direct and defined connection to the Milwaukee Environmental Sciences Charter School should be considered.

Existing Site Topography Map



**Topography**

One of the unique aspects of Dineen Park is the existing rolling topography. The park is bisected by an unnamed tributary in the Lincoln Creek watershed which runs south to north through the park. The topography generally slopes down to the creek from the east and west. The park's high point is positioned in the northwest portion of the park boundary between the splash pad and baseball field. The creek's water flow through the park is from the south park boundary to the lagoon and continues from the northern portion of the lagoon to the northeast where it outlets at the park low point at a sewer culvert at Melvina Street.

Legend

- ⊕ HP High Point
- ⊕ LP Low Point
- ➔ Drainage Flow Line
- 5' Contour
- 1' Contour

Existing Topography Map

Existing Conditions Photographs



View of park signage at park entrance



View of existing asphalt pathway looking northeast



Existing park site bike racks



View of existing park lagoon looking southeast



View of existing park waterfall



View of existing splash pad looking west



Existing park furnishings



View of existing park bathhouse looking east



View of existing pedestrian bridge crossing looking northeast



View of existing playground looking south



Existing park educational signage



View of existing disc golf basket

## DESIGN VISION



### Championship Disc Golf Course Concept

This concept builds upon the current park's 18-hole disc golf course by lengthening the hole lengths for championship level playing. The course's playing experience is further enhanced with more challenging shots created by tree lined fairways, native plantings throughout course, and shots over the park's creek.



### Festival Plaza Concept

This concept utilizes the currently unused wading pool location to create a centrally located festival plaza. The plaza offers the desired community gathering space for farmers markets and outdoor performances.



### Regional Playground Concept

This concept enhances the splash pad playing area with the proposed regional playground. The playground utilizes the existing topography by creating slides that take the user from splash pad play area to the proposed playground space.

*Three concept alternatives presented to the Task Force.*

## Concept Alternatives

Three distinct design and programming concepts were presented to the Task Force for evaluation during the planning process. These design concepts were created through the analysis and review of the nine priority topics that were developed based on the feedback receive at the public workshop. Each of the three concepts created incorporates the nine priority topics to address the public's and Task Force's input.

The nine priority topics are as follows:

### Topic 1: Park Structures

Improve and update the existing community buildings to meet requirements for Americans with Disabilities Act, and provide outdoor space for gathering and performances.

### Topic 2: Park Activities

Provide park open space for unprogrammed events and winter activities such as sledding, ice curling, and ice skating.

### Topic 3: Park Paths and Access

Provide walking and running paths, gathering spaces for park users, and control unauthorized vehicular access within the park.

### Topic 4: Park Natural Environment

Maintain and enhance the existing plantings and trees within the park, and improve and maintain the water quality of the lagoon.

### Topic 5: Playground

Provide multiple playgrounds that accommodate all age groups.

### Topic 6: Park User Fitness

Provide fitness stations throughout park to accommodate all age groups of park users.

### Topic 7: Park Safety

Enhance park safety through the consideration of security call boxes and park cameras.

### Topic 8: Stormwater Management Facility

Provide stormwater management facility to increase the level of flood protection.

### Topic 9: Park Signage

Incorporate park etiquette and regulation signage throughout the park.

## Master Plan

The Task Force selected park amenities and programs from each of the three concepts and determined that the Master Plan should be a compilation of the best of each of the concept alternatives. Overall, the Master Plan design recommendations include: an 18-hole championship disc golf course; the festival plaza for community gatherings, and farmers market; a band shell for outdoor performances, and sloped lawn seating; and a regional playground located next to the splash pad that incorporate fitness stations for all ages groups. The proposed design provides both active and passive recreation through ample open space to accommodate unprogrammed activities and still provide the needed stormwater mitigation facility.

The Master Plan improves the natural environment with proposed shade trees and native plantings throughout the entire park site. In addition, the recommended plan proposes pathways to connect W. Keefe Parkway and W. Vienna Avenue to improve pedestrian circulation through the park and provide direct access to the regional playground from the southern boundary of the park. The boardwalks and reconfigured pathways around the stormwater mitigation facility provide full access even in flood events.

Furthermore, the proposed design incorporates the desired park amenities highlighted throughout the planning process by the Task Force and public that can be utilized as a long term framework for the future improvements to Dineen Park.

## Open House Summary

The public open house was held on June 17, 2015 at the Milwaukee Environmental Sciences Charter School. The following is a summary of the public's feedback and comments based on the Master Plan design and the proposed Stormwater Mitigation Area development plans that were presented by the Task Force.

### Open House Participants:

The open house was attended by Task Force Members as well as thirty-five residents from the neighborhood as documented on sign in sheets. The open house was promoted through flyers sent out to the surrounding community by the Alderman's office and yard signs displayed around the park's perimeter.

### Open House Objective:

To receive feedback and recommendations on the conceptual park Master Plan from neighborhood residents and stakeholders.

### Open House Presentation Format:

The presentation format used was an informal open house where participants signed in, received comment sheets, and viewed exhibit boards that included a summary of the public workshop, park concept alternative plans, Master Plan renderings, perspective renderings of proposed improvements, and precedent images of activities and features that depict the potential character of the improvements. In addition to the previous listed exhibits, there was a proposed stormwater mitigation area development plan that illustrated the proposed stormwater facility improvements. Task Force members and the design team were available to answer questions and discuss plans one-on-one with the attendees.

### Open House Feedback Summary:

The result of the open house was written comments from the public on their overall thoughts of the proposed park improvements. Seventeen written comments were received from participants and each comment sheet addressed several topic areas that were voiced by the public. Overall, the consensus was in favor of the proposed improvements. Following is a summary of the comments arranged into five overall topics:

#### 1. Park Security (7 Comments)

Summary: These participants' comments focused on the importance of the park security. Participants listed how they were in favor of the overall Master Plan concept, but felt that the larger issue that needs to be addressed is the park's security. These participants listed items such as undesirable activity after designated hours in the park and parking lots, busy traffic near sidewalk crossings, and vehicles driving into the park that they felt needed to be addressed. These residents suggested items to help resolve the security issues such as; security call boxes throughout the park, parking lot camera surveillance, bollards, speed bumps, and better policing by both the County and City.

#### 2. Flood Mitigation (6 Comments)

Summary: These participants' comments were all in agreement with the proposed stormwater mitigation area and supported the overall Master Plan. These participants feel that the stormwater mitigation is the most important aspect and should be the first issue that is addressed. They also like how the stormwater mitigation area will provide other amenities such as exercise paths and a sledding hill as well as flood protection. These residents feel that the flood protection is not only valuable for the current homeowners, but for future residents for years to come.

#### 3. Lagoon Dredging (5 comments)

Summary: These participants' comments highlighted the importance of dredging the lagoon. These comments reiterate how the dredging of the lagoon was a part of the B-3 MMSD stormwater mitigation option that was chosen by the neighborhood in 2014 and would like the Master Plan to follow through with the B-3 option in its entirety. The water quality of the lagoon was also of importance as adding an aerator to help improve the oxygen levels was also mentioned.

#### 4. Park Amenities and Activities (4 Comments)

Summary: These participants' comments expressed how many of the park amenities illustrated in the Master Plan pose benefit to the park and the surrounding community. These features include: the boardwalk, walking paths, new trees and native plantings, exercise equipment, volleyball courts, fishing dock, and disc golf. One participant mentioned how they would like to see ice skating be brought back to the park as an activity. Participants mentioned that some of the amenities in the Master Plan such as a second playground, festival plaza, and performance pavilion are all activities that take away open space from the park and require more park staff supervision; however, there were other participants in favor of the festival plaza that also stated they would like to see a regular program of performances in the park. In opposition, some participants voiced concern for noise disturbance with these amenities in relation to close proximity to residential homes. One participant voiced that more site furnishings are needed such as waste receptacles and dog waste bag stations to help keep the park clean. One participant noted that there will need to be authorized vehicular access to the festival plaza area for vendor access. Park building improvements were mentioned, and the importance of improving the inside of the lagoon pavilion was expressed, rather than making improvements to the building's facade was expressed.

#### 5. Disc Golf Course (3 Comments)

Summary: These participants' are members of the Disc Golf Club at Milwaukee School of Engineering (MSOE) and their comments focus on the disc golf course in Dineen Park. They expressed how Dineen Park is valued by disc golf players because it is open year-round, but the course is in need of a new layout for the golfers, park user's safety, and course playability reasons. They are in favor of the Master Plan and 18-hole disc golf course, and would like to see things such as: course signage for ease of course navigation, optimal course layout to avoid long walking distances between tees, and increased safety in the layout.

# MASTER PLAN



★ Festival Plaza Perspective View



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★ Boardwalk Perspective View

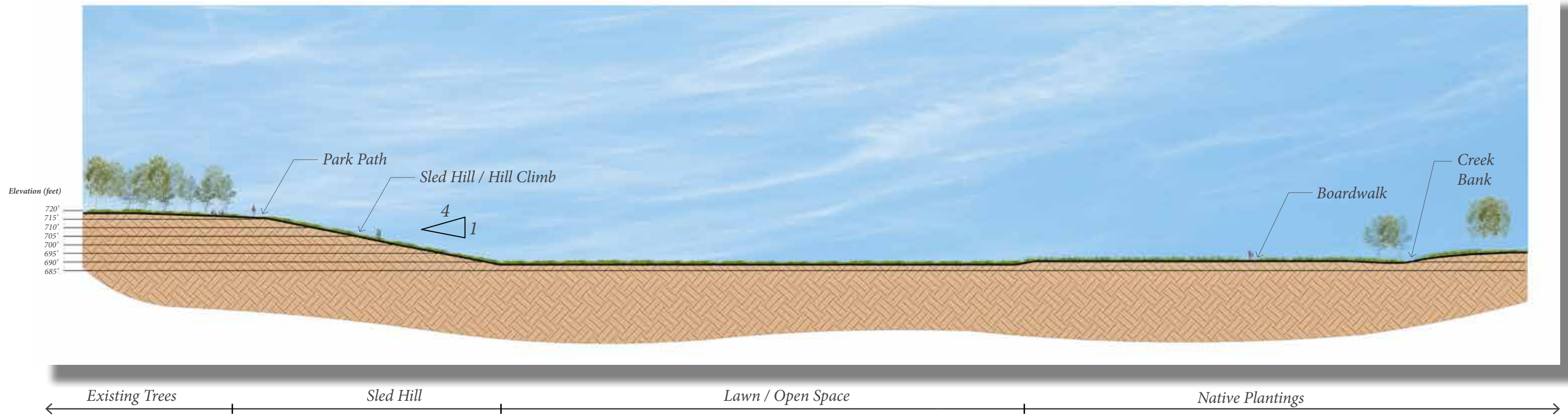




**Section Through Stormwater Mitigation Area**



**N** Key Map



Section A-A'

\*Estimated drain down time for the stormwater management facilities is 24 to 48 hours.

## Best Practices

Best practices represent a comparison of surrounding communities that have similar project developments related in scope, scale, character and quality. Throughout the planning process, best practices presented to the stakeholders and public are a visioning tool utilized to aid in development of ideas to address topics such as: activities, natural areas, park signage, park amenities, paths, walkways, and gathering spaces, and playgrounds.



## Activities

Park open space allows for unprogrammed activities in addition to active recreation. The recommended Master Plan provides both active and passive recreation through four-season use of the park. Active recreation activities include but are not limited to: disc golf, football, baseball, sledding, and hill climb paths. Passive recreation include: picnicking, nature walks, and fishing.



## Natural Areas

Native plantings will define the lagoon and stormwater mitigation area, in addition to providing an enhanced disc golf course playing. Moreover, new shade tree plantings will aid in maintaining a mature tree canopy.





### Park Amenities

Improved and updated park community buildings provide much needed community gathering spaces. New plaza and amphitheater lawn seating allows for performance and event viewing. The recommended design incorporates picnic shelters, and a playground pavilion for rental and seasonal use of the park. In addition to site features, collapsible bollards provide park security by guarding park areas from vehicular access.



### Park Signage

Park signage can be utilized to enforce park policy and regulations for park users, and can also enhance the user's experience through signage such as: park etiquette signage, park hours, disc golf course layout, and park entrances.



### Paths, Walkways, and Gathering Spaces

Additions to the existing asphalt pathways improves circulation through the park; while boardwalks around the stormwater mitigation area provide year-round use of the northeast portion of the site, while creating a new picturesque view of the lagoon through the native plantings.

### Playgrounds

The Master Plan recommends a regional playground that highlights some of the natural features within the park through a unique playground experience that will provide a distinctive Milwaukee County Park experience.



## PARK BUILDINGS

### Lagoon Pavilion



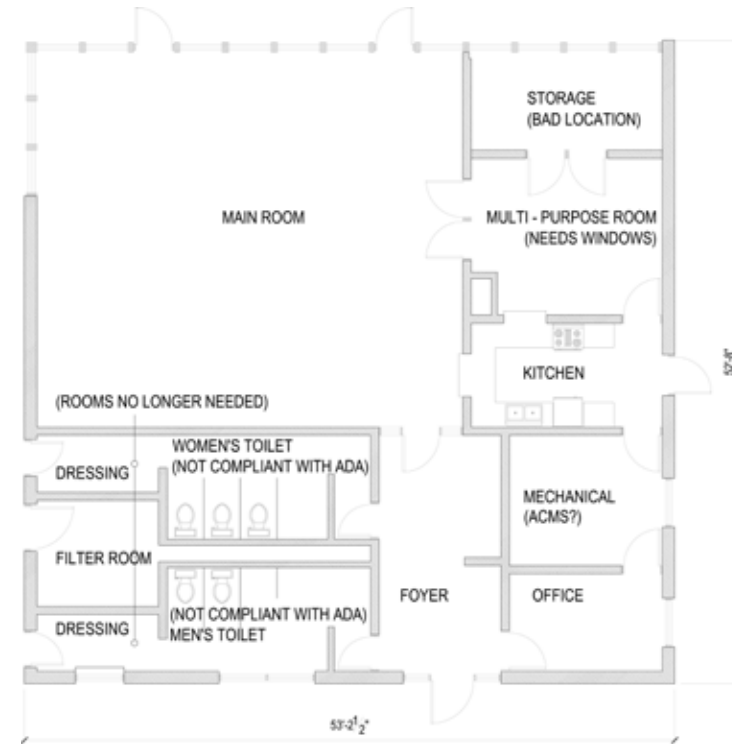
Key Map

### Existing Lagoon Pavilion

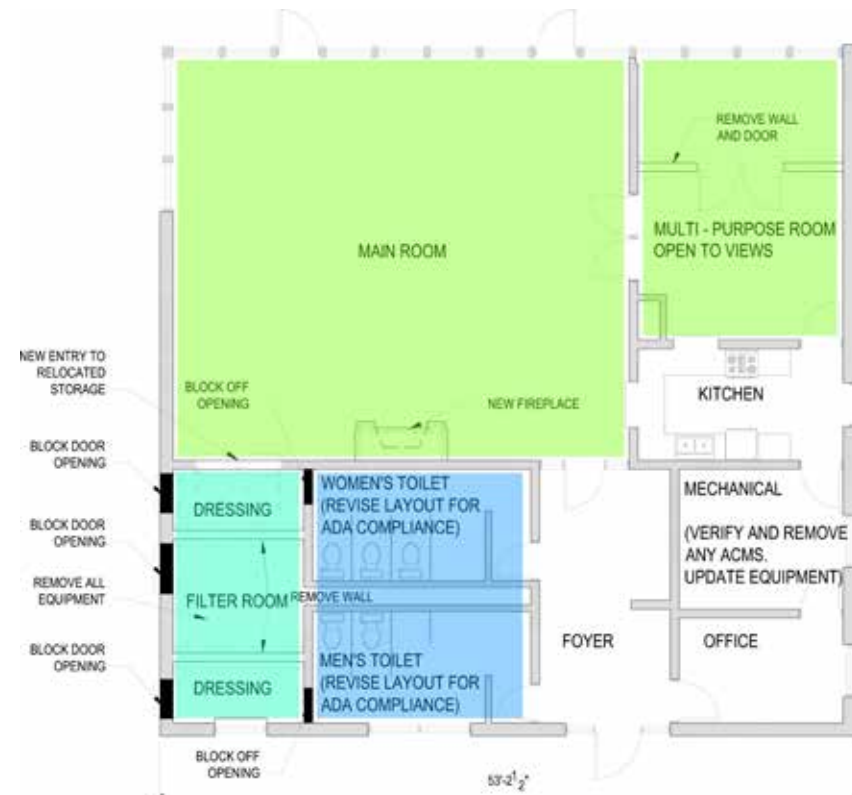
The Pavilion was constructed in 1969. Some minor maintenance and building security renovation work was done in 1999. The building is structurally sound, functional, and serviceable for community residents as a venue for voting, neighborhood meetings, and is available to rent for family gatherings, anniversaries, birthday parties, graduations and other celebrations.

#### Observations:

- Mechanical systems appear to be original and we suspect inefficient. Duct wraps should be tested for ACMs. System replacement should be considered.
- Restroom configurations do not comply with accessibility (ADA) standards.
- At some point the smaller public room in the northwest corner was divided and the view of the lagoon blocked by space repurposed as storage.
- Three small spaces in the southwest corner became functionally obsolete when the wading pool adjacent to the south of the building was decommissioned.
- The kitchen appears to be functional, but like most of the building, needs remodeling to refresh finishes and update equipment.



Lagoon Pavilion Existing Floor Plan



Lagoon Pavilion Floor Plan Recommendations



Existing Lagoon Pavilion Photos

## Lagoon Pavilion Recommendations

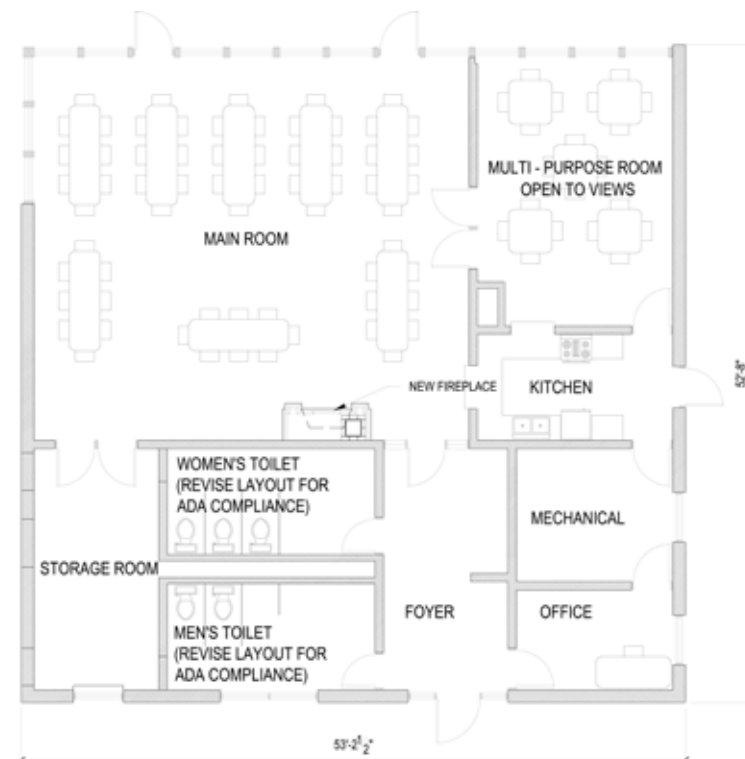
The pavilion is an important park landmark that meets the needs of the community as an indoor public gathering space. After 45 years of service it has become worn and could be said to be in its “gray life”. Renovation to recapture and reuse existing spaces more effectively and generally refresh the facility is proposed.

- Recapture unused southwest pool dressing and filter room as a furniture storage room for flexible use of the main public rooms.
- Remove existing storage room south wall to reopen multipurpose room to views of the lagoon.
- Reconfigure restrooms to provide for ADA access requirements.
- Replace aged mechanical equipment with high efficiency units and remove any ACMs.
- Remodel interiors to refresh finish materials, replace lighting, and add a fireplace feature to the main public room.
- Restore the exterior of the building.

A more substantial remodeling of the facility was also envisioned. In addition to the above scope, the creation of a “Great Room” was explored. The pavilion’s main space ceiling was raised and a more prominent north façade with upper windows was presented. Stakeholder comments as to the need for this level of change varied. They confirmed that unless significant funding became available to address all Master Plan priorities the more modest renovation was sufficient.



*Existing Lagoon Pavilion*



*Lagoon Pavilion Upgraded Floor Plan*

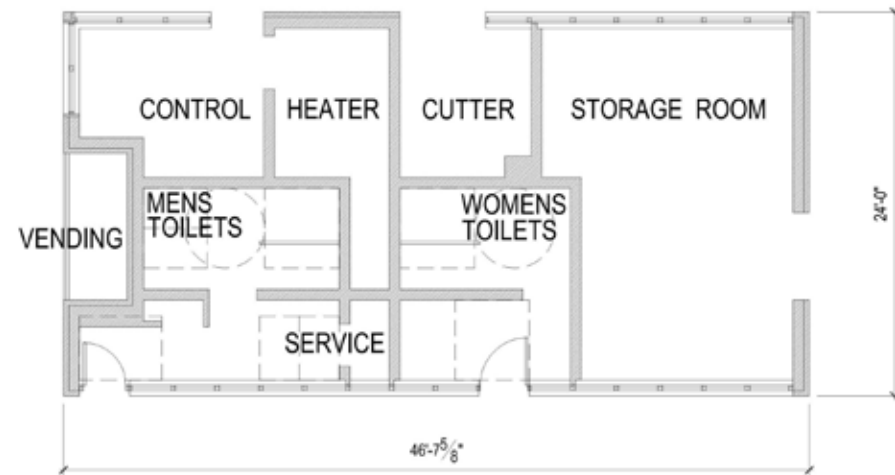


*Lagoon Pavilion Recommendations*

## Comfort Building



Key Map



Comfort Station Existing Floor Plan

### Existing Comfort Building

This is a very small building at the southeast corner of the park. None the less, it has utilities and once supported the lawn bowling and golf programs that have now been replaced by disc golf and volleyball as identified in the Master Plan. The building should continue to play a part in supporting these activities and perhaps more.

#### Observations:

- Repurposing floor plan is limited by small spaces with interior masonry walls.
- Restrooms are not ADA compliant.
- Building finishes are dated.
- Exterior masonry bearing walls with generally long slot-like wall openings limits interior light.
- Overhangs extend a couple feet out.
- Boarded windows on NW corner block a nice view to the north.

### Comfort Building / Picnic Shelter Recommendations

Converting the current Comfort Building may be easier to justify if it can be seen as an investment in a revenue generator. The south half of the building can be viewed as support space and be upgraded for park users' convenience. The north half could be repurposed for summer rental.

- Renovate the restrooms to current ADA standards.
- Retain a small storage area in the southeast corner of the building.
- Create a rental facility by opening the north wall to views to the north and connecting the north half of the building directly to a small north terrace for picnicking. Add a countertop and a sink to provide potable water for convenience.
- Install garage doors to close the north wall in winter providing storage space for seasonal supplies and equipment.



Existing Comfort Station Photos

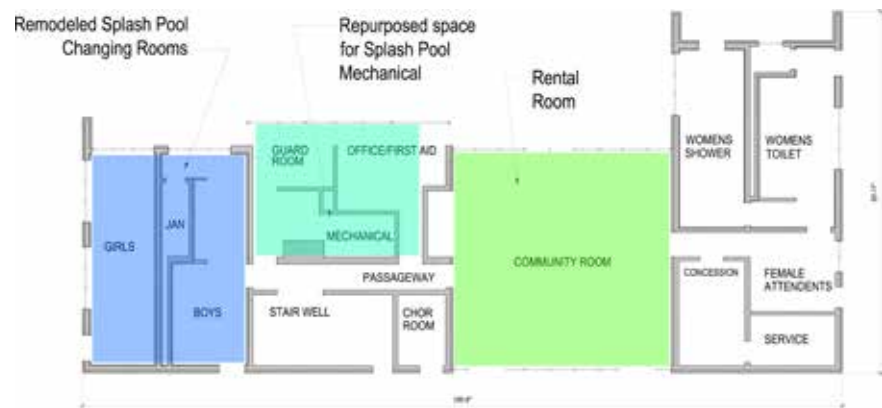


Comfort Station Existing Floor Plan Recommendations

## Bath House



Key Map



Bathhouse Existing Floor Plan

### Existing Bath House

The Bath House was constructed in 1965. Some restroom/changing room renovation work was done recently to the north end of the building to support the new splash pad. The building is structurally sound, functional, and serviceable for community residents using the splash pad. At the middle of the building a community room is available for rental as a venue for birthday parties and other celebrations.

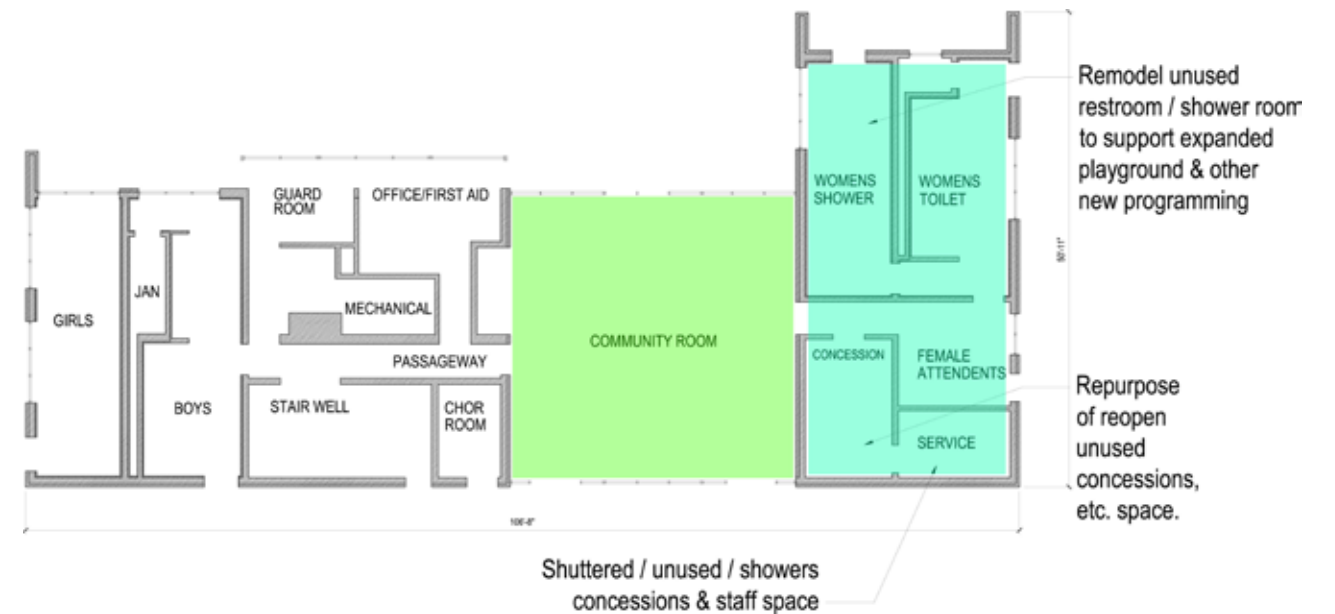
#### Observations:

- The north end of building has been recently remodeled to serve as restrooms and changing rooms for users of the splash pad.
- New mechanical equipment supporting the splash pad has been fitted into the former lifeguard offices south of the north restrooms.
- The original community room remains largely unchanged but is a little worse for wear.
- The south end of the building has been shuttered. These spaces include a former pool shower room, restroom, and changing/dressing room. Also some concession space and a service area appear unused.

### Bath House Recommendations

Care should be taken to protect the existing shuttered portion of the Bath House as an asset for future development. The Master Plan calls for several new programmatic uses that could drive up the park user population and necessitate added restroom facilities. The unused south end of the bath house could fill that need more cost effectively by remodeling than constructing a new facility.

- Renovate to current ADA standards unused south bath house dressing, shower, and restroom space to support non splash pad recreation programming identified in the park Master Plan.
- Remodel and reopen small concessions area to further support park programming and extend activation that promotes security of area around the bath house.
- Upgrade Community Room to refresh finishes and lighting.



Bathhouse Existing Floor Plan Recommendations



Existing Bath house Photos

## MASTER PLAN DEVELOPMENT

The following is an estimated opinion of cost for the development of the Master Plan in its entirety. Implementation and phasing of these improvements should be considered strategically with grants and other funding opportunities as they become available. Currently, an implementation plan for the overall park Master Plan has not been established. The overall Master Plan will be utilized as a framework for the future improvements to the park, and will only be completed as funding is available and allocated by the City and County.

### Estimate of Cost

The proposed Master Plan includes the following park features:

<b>Park Amenity</b>	<b>Estimated Cost</b>
Stormwater mitigation facilities	\$ 2,000,000
Shade trees, ornamental trees, and native plantings throughout the park	\$ 155,000
Total Lagoon Pavilion Renovation	\$ 200,000
Boardwalks and walking paths	\$ 360,000
18 hole championship disc golf holes	\$ 225,000
Festival plaza	\$ 500,000
Small Playground	\$ 200,000
Regional Playground	\$ 450,000
Site Furnishings and Features	\$ 140,000
Volleyball Courts	\$ 15,000
Relocated Baseball Field	\$ 50,000
Sub-total Construction	\$ 5,045,000
Construction Contingency @ 10%	\$ 504,500
Design Contingency @ 10%	\$ 504,500
Total Estimated Cost	\$ 6,054,000

## STORMWATER MITIGATION AREA DEVELOPMENT

The following is a list of Master Plan elements associated with the development of the stormwater mitigation facility. Should the City and County agree to proceed with the development of this feature, these amenities will be included to offset the impact to recreational programming and the environment.

### Estimate of Cost

The proposed stormwater mitigation area plan includes the following park features:

<b>Park Amenity</b>	<b>Estimated Cost</b>
Stormwater mitigation facilities	\$ 2,000,000
Water Channel and Lagoon Improvements	\$ 750,000
Shade trees, ornamental trees, and native plantings throughout the park	\$ 85,000
Boardwalks and walking paths	\$ 360,000
13 relocated disc golf holes	\$ 100,000
Site Furnishings and Features	\$ 38,000
Sub-total Construction	\$ 3,333,000
Construction Contingency @ 10%	\$ 333,300
Design Contingency @ 10%	\$ 333,300
Total Estimated Cost	\$ 3,999,600

## Funding

While capital funding has not been identified or budgeted for development of all the improvements outlined in the Master Plan in their entirety, the City of Milwaukee will fund the Master Plan improvements associated with the development of the stormwater mitigation facility. Additional features may be developed through a combination of City or County funds as they become available. These funds can be further leveraged by pursuing state and federal grant opportunities. Following are examples of grants that could be utilized to fund applicable elements within the plan.

The following grants fall under the Knowles-Nelson Stewardship Local Assistance Grant Program:

- Aids for the Acquisition and Development of Local Parks (ADLP)
- Urban Green Space (UGS) grants
- Urban Rivers (UR) grants
- Acquisition of Development Rights (ADR)

The following federal recreational grant programs are also administered through the Local Assistance Stewardship Grant Program:

- Land and Water Conservation Fund (LWCF)
- Recreational Trails Act (RTA)

Other potential WDNR funding opportunities include:

- County Forest Wildlife Habitat Grant

US Department of Transportation Grants:

- Transportation Investment Generating Economic Recovery (TIGER)

## FINANCIAL SUSTAINABILITY

Dineen Park lends the opportunity to generate revenue through rental fees and permits within the park, these funds can be used to offset long term operations and maintenance.

Programming opportunities include:

- Renting picnic shelters
- Rental of winter sporting equipment for the sled hill and Lagoon
- Rental of festival plaza space for program events
- Rental of park buildings for community uses and events



**PROPOSED STORMWATER MITIGATION AREA**



**Legend**

- Existing Tree
- Shade Tree
- Ornamental Tree
- Native Plantings
- Limits of Existing Disc Golf
- Boardwalk
- Native Planting
- Renumbered Existing Disc Golf Holes
- Relocated Disc Golf Holes
- Hill Climb Paths / Sled Hill



## MAINTENANCE AND OPERATIONAL RECOMMENDATIONS

Upon completion of the park improvements, proper maintenance will be required for preservation of the completed park enhancements. Utilizing local neighborhood associations and clubs to assist in maintaining the park through efforts such as removal of invasive species and clean-up of debris throughout the park can aid in off-setting the financial cost of maintenance to the park, and also provide volunteers with a sense of stewardship and community pride in their park. Improvements to the park provide an opportunity to integrate park policy and regulations to enhance the security in the park and for its users. Security strategies to improve park safety include: Enforcement of park hours of operations through park signage, controlling vehicular traffic within the park with collapsible bollards, redevelopment to the operation and rental strategies for picnic shelter and community buildings to help control crowd volumes, and reducing vehicular speeds around the park perimeter with traffic calming devices.

The maintenance of Dineen Park will be under the operation of Milwaukee County Parks. The basic maintenance duties currently provided at Dineen Park that shall continue to be included:

- Mowing
- Tree trimming and removal
- Snow removal
- Play equipment inspection and repair
- Graffiti removal
- Electrical / lighting system repair and maintenance
- Tree Planting

The table below identifies some maintenance tasks that can be performed by volunteers (under supervision) and those that should be performed by professionals only.

<u>Volunteer Tasks</u>	<u>Professional Tasks</u>
Mulch and line trails	Fertilizer application
Seed and maintain herbaceous plantings	Tree pruning
Clean up litter and debris	Chipping trees into mulch
Planting native plant materials	Application of any disease or pest controls
Shrub pruning	Electrical repairs and maintenance
Landscape bed maintenance	Mowing
Clearing noxious weeds along trails	Snow removal

It is recommended that the native planting areas included in the Dineen Park improvements receive a higher level of maintenance than what is currently performed at the park. Mowing, burning, and the eradication of weeds and invasive plants are all tasks that should be performed in order to keep the natural areas attractive and safe for the residents. Some of these tasks, as identified above, can utilize the assistance of neighborhood groups and garden clubs to help offset the labor cost; however, the technical tasks such as mowing, burnings, and application of herbicides will need to be done by experienced professionals. This can either be performed by Milwaukee County Park's staff or subcontracted out to a local natural resources contractor. Maintenance requirements specific to the native planting will be most intense during the first few years and will taper down with establishment as follows:

### Initial Maintenance (Years 1-2):

- Mow cover crop to a height of 6-8 inches after it reaches 1-2 feet in height
  - Removal of noxious weeds, either by hand or herbicide application
- Approximate cost for initial maintenance is \$3,000 per year\*

### Follow-up Maintenance (Years 3-5):

- Prescribed burns in spring
  - Occasional mowing to keep weeds down
  - Noxious weed management
- Approximate cost for follow-up maintenance is \$4,000 per year\*

### Annual Maintenance (Year 5 and beyond):

- Prescribed burns
- Approximate cost for annual maintenance once established is \$1,500 per year\*

\* Maintenance costs are based on data from *Natural Landscaping for Public Officials: A Source book*. Chicago: Northeastern Illinois Planning Commission, 2004.

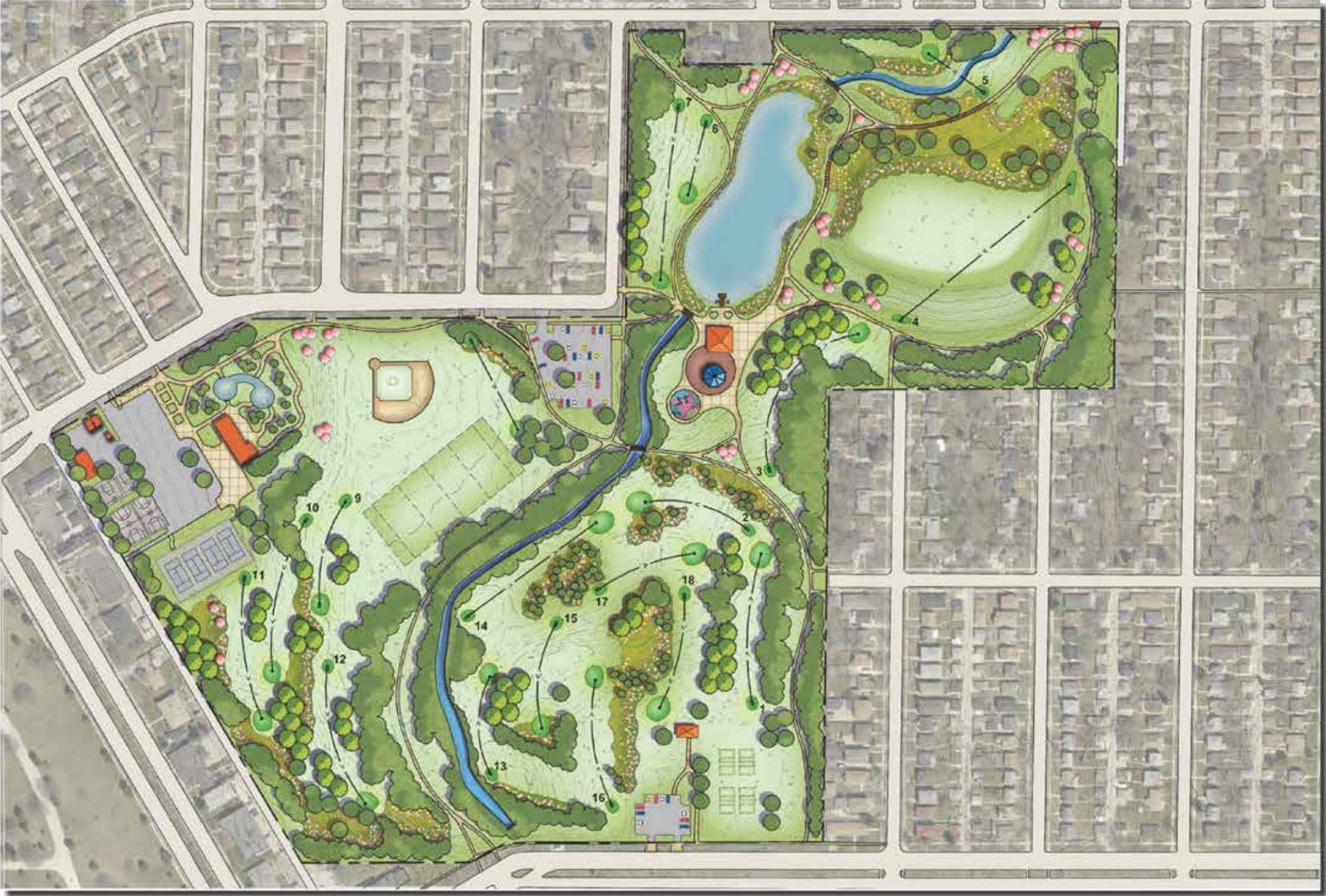


***APPENDIX***

## Public Workshop Visioning Matrix

The visioning matrix below represents the prioritized topic areas that were developed from the comments and feedback received from the public during the workshop visioning session. Nine topic areas were identified, and a further detailed summary of each topic is elaborated on in the Executive Summary section of the report.

<b>Dineen Park Public Workshop Visioning Matrix</b> Subject: Dineen Park Public Workshop Meeting Day/Time: April 1, 2015 6:00 p.m. Location: Milwaukee Environmental Sciences Charter School								
Structures (2)	Activities	Paths & Access	Environment (2)	Playground	Fitness	Park Safety	Stormwater Management	Park Signage
(Priority Dot) Total: 12	(Priority Dot) Total: 11	(Priority Dot) Total: 7	(Priority Dot) Total: 8	(Priority Dot) Total: 6	(Priority Dot) Total: 5	(Priority Dot) Total: 3	(Priority Dot) Total: 2	(Priority Dot) Total: 0
Improve lagoon building. Update entire building, need a new place to meet and hold events. (4)	Ice skating. (4)	Low impact walking/running paths with material that is easy on knees. (4)	More trees and native plants. (2)	Improve playground. (6)	Health & fitness stations throughout park for children and adults. (5)	Cameras in parking area. (2)	Increase level of flood protection. (2)	Incorporate park etiquette signs.
Need more accessible rest rooms. (2)	Sledding hill. (4)	Paths with gentle gradients. (1)	Naturalization of pond edges to prevent Canadian geese from gathering. (2)	Tot lot for younger kids. Intermediate playground for ages 5-10.		Security/ police call boxes. (1)		
Little pavilions or gazebos with picnic tables. (2)	Open space for unorganized activities. (2)	More seating. (1)	Planting flowers / trees/ foliage to attract birds and bees. (1)	Playground for bigger kids, ages 10-65.				
Update lagoon pavilion with patio. (1)	No dog park. (1)	Seating areas by the ponds. (1)	Canadian geese waste is a large issue during the fall, need solution for the problem. (1)	Provide two playgrounds.				
Upgrade pavilion with outdoor performance area. (1)	Dog park.	Council Ring.	Keep large natural areas, add berms with native plants.					
Amphitheater with seating for concerts, lectures, meetings and other events.	Canoeing lessons.	Wildflowers and natural paths.	The pond is polluted. We need a water study to determine toxic levels, and then clean the pond.					
Band shell/ stage.	Curling on the frozen pond.	Access bathroom's patio.	Create true green space to include plants, trees, grass (not Kentucky blue!) Want to see native plants.					
More grills and small picnic pavilions.	Public WIFI.	Access to parking lots on weekdays	More trees should be planted in the park.					
Community room for instruction.		Control vehicle access to be limited to parking lots only.	Reuse the soil from the water detention area and use it to create gardens, and natural prairie spaces.					
Place for band performance.		Preservation or addition of trails. Not necessarily black top.						
More picnic shelters.		Walking path around park.						
Stronger connection with environmental school when planning improvements.								



Championship Disc Golf Concept



Festival Plaza Concept



Regional Playground Concept

Prepared by



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