

**COUNTY OF MILWAUKEE**  
Inter-Office Communication

Date: 4/22/2022

To: Marcelia Nicholson, Chairwoman, Milwaukee County Board of Supervisors

From: Guy Smith, Executive Director, Milwaukee County Parks

Subject: Kosciuszko Community Center Study

File Type: Informational Report

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**REQUEST**

Informational report to share the final planning study to address existing conditions of the Kosciuszko Community Center, the feasibility of building restoration, and potential future possibilities.

**POLICY**

Wisconsin State Statutes:	
Milwaukee County Code of General Ordinances:	
Specific Adopted Budget:	2020 Capital Budget
Specific Adopted Budget Amendment:	
Specific Adopted Capital Project:	WP70001

**BACKGROUND**

The Kosciuszko Community Center is a two-floor, 58,000 square foot building built in 1981 located at 2201 S. 7th Street in Milwaukee. The Center houses a fitness center/weight room, boxing ring, gym and community programming provided by third party partners. In the 2014 adopted capital budget, planning and design of the HVAC system was appropriated. Design was completed in 2015 and has since awaited construction funding. The VFA replacement value of the building is approximately \$11m dollars and the estimated cost through 2018 for replacement of the HVAC system was \$3.7m. In the spring of 2019, the facility was forced to temporarily close due to electrical issues. In light of the limited resources available to Milwaukee County, the Parks department has initiated a planning effort to determine the soundest approach for long-term success for the Kosciuszko Community Center. The planning effort has included community outreach related to the current building use, anticipated capital needs, as well as the exploration of what a new facility could include.

The scope of work also includes an assessment of the building condition and needed repairs, as well as operating budgets required to sustain the facility into the future.

Through extensive community engagement, benchmarking of successful community centers, and analysis of the existing building and surrounding area, this planning process has identified the space needs and building systems to create a relevant, sustainable, and engaging community center at this location. This analysis was intended to clarify the programs and activities that meet the needs of the surrounding community and align with projected recreation trends.

The recommendation in the Community Needs Planning Study is to fully renovate the existing building and systems and add two large additions to double the interior program space. The preliminary cost estimate is \$32.1 million for the phased, occupied construction.

- Phase 0 (2024 Construction) –Immediate life safety concerns at existing building and site
- Phase 1 (2024 Construction) – Existing Building Improvements, Site and Parking lot improvements
- Phase 2A (2025 Construction) – Wellness Program Spaces & Northwest Building Addition
- Phase 2B (2025 Construction) – Lifelong Learning Program Spaces & Northeast Building Addition

If the project were to be done in a single phase there would be cost savings for the construction, but the Community Center programs would need to be temporarily relocated or suspended. The fully implemented design increases the interior program space from 27,484 sf to 44,270 sf. This will provide the necessary indoor space for the sports programs the community needs as well as the support space for multi-generational education programs.

Parks intends to take the recommendations of this report under advisement when planning for short- and long-term capital needs.

Related File No's:	18-538, 16-269
Associated File No's (Including Transfer Packets):	21-644
Previous Action Date(s):	

## **ALIGNMENT TO STRATEGIC PLAN**

2A: Determine what, where, and how we deliver services to advance health equity.

## **FISCAL EFFECT**

This project was previously budgeted for and no additional costs are anticipated other than internal staff time.

## **TERMS**

Long-term advisory document

**VIRTUAL MEETING INVITES**

Sarah Toomsen, Manager of Planning & Development, Parks

Jim Tarantino, Interim Deputy Director, Parks

Peter Nilles, Planning & Development Director, DAS FM

Emily Neal, Quorum Architects, [en@quorumarchitects.com](mailto:en@quorumarchitects.com)

Kate Edwards, Quorum Architects, [kate@quorumarchitects.com](mailto:kate@quorumarchitects.com)

Allyson Nemec, Quorum Architects, [allyson@quorumarchitects.com](mailto:allyson@quorumarchitects.com)

Brynn DeBrabant, Quorum Architects, [brynn@quorumarchitects.com](mailto:brynn@quorumarchitects.com)

**PREPARED BY:**

Sarah Toomsen, Parks Manager of Planning & Development

**APPROVED BY:**

Guy Smith, Parks Executive Director *Guy Smith*

**ATTACHMENTS:**

Kosciuszko Community Center Report

cc: David Crowley, County Executive  
Mary Jo Meyers, Chief of Staff, County Executive's Office  
Parks, Energy and Environment Committee Members  
Kelly Bablitch, Chief of Staff, Milwaukee County Board of Supervisors  
Janelle M. Jensen, Legislative Services Division Manager, Office of the County Clerk  
Aaron Hertzberg, Director, Department of Administrative Services  
Joseph Lamers, Fiscal & Budget Director, DAS  
Vince Masterson, Fiscal & Strategic Asset Coordinator, DAS  
Pamela Bryant, Capital Finance Manager, Comptroller's Office  
Justin Rodriguez, Capital Finance Analyst, Comptroller's Office  
Kelsey Evans, Committee Coordinator, Office of the County Clerk  
Ciara Miller, Research & Policy Analyst, Office of the Comptroller  
Anthony Rux, Budget & Management Analyst, DAS-PSB