



Community Project Request: Park Improvement Project

Applicant Name

Maureen Daly

Applicant Address

7100 N. Lake Drive, Milwaukee, Wisconsin 53217

Phone

(414) 795-8715

Email

mo@modalyconsulting.com

Organization / Company

Doctors Park Friends

Park Name and Address

Doctors Park
1870 E. Fox Lane
Fox Point, WI 53217

PROJECT DESCRIPTION

Project Title

Renovation of the Central Stairs in Doctors Park

Project Overview

Doctors Park is one of the few places that provides residents public access to Lake Michigan and the opportunity to experience the high bluffs along some portions of the lakeshore.

There are four main trails that lead to the beach. One, a beautiful set of lannon stone steps runs down the bluff and finishes just north of the former bathhouse. Built in 1929-30 as part of a Works Progress Administration project (as was the bathhouse), the staircase has held up quite well. However, several sections primarily at the top, have been impacted by natural erosion, causing the steps to now cant to a degree many users find difficult to navigate. Entire sections of railing have collapsed and others are failing or decayed, again to a point where it is impacting how people use the park.

Our goal is to renovate the stairs so they last another 90 + years. About a quarter of the staircase, the slanted section at the top, needs to be jacked up with new concrete poured to correct the height of the steps. A parks-approved contractor (JS Construction) will straighten and level 106 steps, replacing 3 entirely, remove all old railings, replace 70 posts and provide new railings and hardware.

Intended Users

All park users will benefit from the repairs. The service road that leads to the beach is another access

point, but many users like to have more than one way to climb or descend the bluff. The staircase ties the large open field on the east side of the park to the terrace below with the former bathhouse and stairs to the beach. It is the most direct path from the beach to the restroom pavilion up top.

Timelines

Timing of approval of this proposal will drive when we will be able to schedule the contractor. Work on the stairs can occur a good portion of the year outside of deep winter. Given approval in Q4 2019 or early 2020, Doctors Park Friends will work to schedule the contractor in 2020 and work to secure any balance of funds needed to begin work.

Committed Partners

None to report at this time. Given that this is really catching up on deferred maintenance, we are finding that a commitment from Parks would go a long way to get some commitments from local business and individuals as a match.

Letters of support from any committed partners

FINANCIAL INFORMATION

Project Budget

A parks-approved contractor will straighten and level 106 steps, replacing 3 entirely, remove old railings, replace 70 posts and provide all new railings and hardware.

Estimate: \$41,550

Project Budget (upload)

Central Staircase Renovation Budget.pdf

Funding Sources

Milwaukee County Parks: 50%

Doctors Park Friends: 50%

Funding Commitments

Money earmarked from current funds \$3,000

Pledges	\$1,500
	\$4,500 (21% of goal)

Requests

Northshore Rotary

Other requests in process and will continue the rest of the year

Funding Commitments

Revenue Generation

N/A

Supporting Parks Mission

Milwaukee County Parks' Mission -

To steward a thriving park system that positively impacts every Milwaukee County park visitor.

Milwaukee County Parks' Vision -

Milwaukee County Parks fosters dynamic connections through our lands and community, heightens the quality of life in the county, and leads as a model park system.

Supporting Parks' Mission

Certainly this staircase provides park users a unique way to experience this lakeside park. This park asset was constructed very soon after the park was transferred to the city of Milwaukee upon the death of Dr. Schneider in 1927. It was one of many large investments in what are now Milwaukee County Parks. To repair the staircase is to act as good stewards of Dr. Schneider's gift to the community.

Health and Safety

Both the uneven steps and the absent sections of railing are a potential safety hazard. This is particularly hazardous in the fall, when wet leaves cover the steps. Leveling the stairs and installing solid railings its entire length will make it much safer for park visitors. Anyone who has climbed the steps knows that it is a good work out.

Recreation

Close proximity to Lake Michigan is one of the perks of living in the greater Milwaukee area. Visiting the lake offers an outdoor activity that many cherish. Doctors Park is one of the few points of access to Lake Michigan in Milwaukee County. Maintaining all trails to the beach in the park, of which the Central Staircase is one, impacts quality of life for all park users.

Natural Resource Preservation

The staircase offers a wonderful path through native woodland plants such as wild ginger, trillium, wild strawberry, violets, yellow trout lilies, jack in the pulpit, May apples and more. It is an area that Doctors Park Friends monitors for invasive plants to keep this special area in good health. When descending the stairs, visitors enjoy ever changing views of the lake and beach. Railings also define the path and keep visitors off the adjacent hillsides and ravines. Well maintained functioning steps will prevent the public from creating informal trails down the bluff that lead to erosion and deterioration of the native landscape.

Design and Aesthetics

The staircase is an impressive feat of construction, given the steep nature of the bluff. Its scale and simple beauty invites park users to go forward and see what they come to at the other end. The cracked and pitched portions at the top look derelict and dangerous. Renovation returns this asset to its original state.

Design - Renderings

Benefit to the Public

Doctors Park is one of the few places that provides residents public access to Lake Michigan and the opportunity to experience the high bluffs along some portions of the lakeshore. Maintaining visitor trails in the park lets the visitor experience the park in its entirety.

Innovation

N/A

Maintenance and Operations

Milwaukee County Parks relies on partnerships to improve, maintain, and operate park improvements. Milwaukee County's preference is to not take on any new maintenance responsibilities.

Maintenance Plan

Our goal is to renovate the stairs so they last another 90 + years. Repairing the impacts of erosion should do that. New posts and railings should last for quite an extended period.

We will continue to manage invasive plans around the staircase but there is no need for a maintenance plan for this project. Each fall weedout the Friends group does sweep the stairs to remove leaves from the steps.

County Deferred Maintenance

The staircase has aged well for the most part. (It was built well.) The impact of the erosion at the top will only worsen if deferred further. This repair can stop more deterioration which would only drive up the cost of the repair.

Operations

N/A

Upload additional project drawings, site plans, map, or photos here (optional)

Current Conditions.pdf

sPark Funding Application

sPark (formerly known as the Parks Amenities Matching Fund) allows individuals or groups to request grants to match funding for projects to improve Milwaukee County Parks and park facilities. Applications for grant funds will be accepted at any time and reviewed biannually.



If you have any questions please contact Parks Fund Development team at 414-257-8043

Name

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Name of Organization

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Project Title

Renovation of the Central Stairs in Doctors Park

Funding Requested from sPARK

\$20,775.00

Total Project Cost

\$41,550.00

Has your project been approved through the Community Project Request (CPR) process?

CPR application is being submitted during current application period

1. Fundraising Efforts

Funding Commitments

Money earmarked from current funds \$3,000

Pledges

\$1,500

\$4,500 (21% of goal)

Requests

Northshore Rotary

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If we are not approved we will keep fundraising, however based on work to-date, we suspect leveraging a match will strengthen our case for support. Current conditions do impact many park users' enjoyment of the park. Addressing deferred maintenance in the park is of interest. Finding those users who will step up and help is the challenge. (As you know.)

2. Return on Investment

This park asset was constructed very soon after the park was transferred to the city of Milwaukee upon the

death of Dr. Schneider in 1927. It was one of many large investments in what are now Milwaukee County Parks. To repair the staircase is to act as good stewards of Dr. Schneider's generous gift to the community. Success will be measured by the increased number of park visitors who will feel confident navigating the stairs as they are returned to being level and are equipped with railings.

Check ONE:

I verify that all the information included in this application is accurate and that additional information may be needed before funding can be awarded.

Signature

Today's Date

7/19/2019



Title/Position

Designated Member of Doctors Park Friends

Upload any additional documents (optional)