



Community Project Request: Park Improvement Project

Applicant Name

Ann Wollmer

Applicant Address

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Organization / Company

Lake Park Friends

Park Name and Address

Milwaukee County's Lake Park
2975 N. Lake Park Road
Milwaukee, WI. 53211

PROJECT DESCRIPTION

Project Title

Rustic Wooden Bridge Replacement

Project Overview

A Rustic Wooden Bridge spanning the Locust Street Ravine (originally called the South Ravine) was on the 1893 General Plan of Lake Park, which was planned by the renowned Landscape Architect, Frederick Law Olmsted. It is believed that Christian Wahl, President of the Milwaukee Park Commission at the time, influenced Olmsted to place a bridge in that location, as he was fond of wooden bridges. Since the original 1893 bridge, it is likely that several replacements have been made. The current bridge, which was demolished by Milwaukee County Parks in April 2019, was circa 1970. In May 2016, Milwaukee County Parks had closed off the bridge to pedestrians due to deterioration.

Lake Park Friends mission is to promote the preservation and enjoyment of Lake Park and to raise funds for the restoration of the park in the spirit of Olmsted. This project, with historic significance, fits with our mission.

Lake Park Friends would replace the existing footbridge with a rustic wooden bridge similar in appearance to the 1906 bridge.

Intended Users

The bridge has been a favorite spot for birders to observe warblers during the spring and fall migrations.

They can view the activity of the birds in the Locust Street Ravine in all directions.

The bridge also acts as a thoroughfare from Picnic Areas 4 and 5 and the Lake Park Ball Diamond, on the south, which is used by Lake Park Little League in the summer, to the playground, tennis courts and restrooms, on the north. Without this bridge, pedestrians must walk a narrow path, with steps, through the ravine instead, which makes it difficult for strollers, bikes or wheelchairs to traverse. Currently, they reach either side by going around the ravine.

In essence, the bridge serves every park patron and would improve the park aesthetics (no blockade) in a very busy area of the park. And, because this bridge was part of the original Olmsted park design, we will be preserving the historic character of the park.

Timelines

In 2017 Lake Park Friends submitted a Parks Amenities Matching Grant application for this project, which Milwaukee County Parks put on hold because of discrepancies in the cost estimates to replace the bridge. We also submitted a scope of work document at that time. Then, in Fall 2018, Lake Park Friends bridge committee chose a contractor. In March 2019, we were asked to resubmit a sParks grant application, which has been completed. Now, Lake Park Friends is ready to sign a contract with Ogden Construction and begin the design phase. The goal is to construct the bridge in Fall 2019 with the project to take about two weeks. Before construction, Historic Preservation Commission and Milwaukee County Parks will both have to weigh in on the bridge design.

Committed Partners

Lake Park Friends has the support of many of its members, who have made donations, and are eager to see this bridge replaced. Volunteers have committed their time to serve as members of the bridge committee and Lake Park Friends has been working closely with Milwaukee County Parks to achieve the goal of replacing the Wooden Bridge.

Letters of support from any committed partners

FINANCIAL INFORMATION

Project Budget

To date, Lake Park Friends has raised \$77,211. In the fall of 2017, Lake Park Friends issued an RFP for the project and received 3 bids. The selected contractor's (Ogden Construction) proposal is attached, which reflects a proposed project budget of \$124,725.

Project Budget (upload)

G -
LakeParkRusticWoodenBridgeProposal_Ogden[7].pdf

Funding Sources

Lake Park Friends has been raising funds for the Wooden Bridge through our annual fundraisers (Cirque du Lake Park 2017 and 2018) and by soliciting donations from members, apart from the Cirque.

Funding Commitments

F - LPF_BalanceSheet[4].pdf

Revenue Generation

This bridge structure would not create a direct or indirect financial benefit to Milwaukee County Parks. It's really to help create a better park experience for park patrons and is a historically important location for the structure.

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

Lake Park is a significant park within the Milwaukee County Parks system. It's one of the first parks in Milwaukee and is full of rich history. It also has claim to Lake Park Friends, which is the oldest, and most established, Friends Group in the Parks System. People come from all over the city and state to check out Lake Park because of that history (North Point Lighthouse, bridges, Indian Mound) and beauty (5 natural ravines, Champion Trees, and stellar bird watching). It is, without question, one of the model parks within the Milwaukee County Parks system.

Health and Safety

The bridge acts as a thoroughfare from Picnic Areas 4 and 5 and the Lake Park Ball Diamond, on the south, which is used by Lake Park Little League in the summer, to the playground, tennis courts and restrooms, on the north. Without this bridge, pedestrians must walk a narrow path, with steps, through the ravine instead, which makes it difficult for strollers, bikes or wheelchairs to traverse. Currently, they reach either side by going around the ravine.

Recreation

Lake Park is known among the bird watching community as a prime spot to see migrating warblers in spring and fall. Many bird watchers have enjoyed catching a glimpse of these birds in the tree canopy above the Locust Street Ravine from this wooden bridge. While this is not a recreational offering of Milwaukee County, it does support recreational bird watching. Many people also recreate around the area of the bridge. It allows patrons to cross from the baseball diamond to the playground, soccer fields and restrooms, and vice versa.

Natural Resource Preservation

The Locust Street Ravine is one of five natural ravines in the Lake Park. A stream runs the length of it with a trail alongside, providing water for animals and birds. The ravine also houses many tall trees and, thanks to our garlic mustard weeder volunteers, it features a variety of wildflowers! All types of birds can be found within this ravine and it is a prime location for spring migrating birds. The construction of the bridge will have minimal impact on plants, wildlife and water. It will be constructed in the same locations the previous bridge and, with its rustic nature, will blend into the natural area.

Design and Aesthetics

Shortly, Lake Park Friends will be entering into contract with Ogden Construction to begin design phase for this bridge. The objective of this contract is to restore pedestrian and bike traffic across this stretch of the Locust Street Ravine with a rustic wooden bridge similar in style and appearance to the existing bridge. The Contractor will design and construct a bridge to meet this primary objective, including, but not limited to the following: coordinating design reviews with Lake Park Friends and Milwaukee County and obtaining design approval from Lake Park Friends and Historic Preservation Commission; obtaining certification of construction complete from Milwaukee County; obtaining any applicable environmental permits; and completing any needed geotechnical testing and/or analyses. Plans are not available for either the most recent bridge or the original bridge (circa 1906). The most recent bridge is believed to have been constructed in the 1970's and is wood framed with three spans, each approximately 19-feet long.

Design - Renderings

Benefit to the Public

The bridge has been a favorite spot for birders to observe warblers during the spring and fall migrations. They can view the activity of the birds in the Locust Street Ravine in all directions.

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Innovation

Lake Park is listed on the National Register of Historic Places for two primary reasons: as a "designated historic landscape" by the master landscape architect, Frederick Law Olmsted, and as the site of the Lake Park Mound, a prehistoric Indian mound of assumed ceremonial significance. This designation encourages park stewards to protect the planned park design, its natural features (meadows, ravines, bluffs, woods) and its built features (buildings, bridges, roadways, paths & trails). This bridge replacement is not an innovation, but merely a way to protect the original planned park design, in keeping with historic preservation.

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

Long-term maintenance should be minimal. To control moisture, some trees will be trimmed or removed closest to the bridge to allow for better ventilation, water will be rerouted away from the deck, and in the fall, staff would need to clear dirt and debris (falling leaves) off of the deck. Effective bridge maintenance programs improve public safety, extend the service life of the structure, and reduce the frequency and cost of repairs. Regular maintenance and inspection would be the most cost effective approach for achieving long life. The proposed repairs will extend the bridge life and reduce long term maintenance by fixing the root causes of the bridge failure.

County Deferred Maintenance

While this bridge structure is not a building, it has been an important part of the park's functionality, allowing people to enjoy the park and cross over the Locust Street Ravine. Milwaukee County Parks demolished this bridge recently, due to significant deterioration and safety concerns. Lake Park Friends would be helping to replace this beautiful rustic bridge, where there has been one in that location for over 125 years.

Operations

Lake Park Friends has experience in large-scale projects in Lake Park. In 2012, Lake Park Friends (LPF) received a generous gift (\$100,000) to build the Lake Park Summer Stage where our concert series, theatre productions and other private events, booked through Milwaukee County Parks Department, are held. At the time, LPF formed a committee to handle the design, planning and construction of the stage project from start to finish. Still, today LPF pays to maintain the structure and surrounding landscaping. And, earlier, in 2010, LPF built the Waterfall in the ravine east of the golf course (\$155,000) and this was a similar large-scale production.

A Rustic Wooden Bridge committee has been formed and is comprised of LPF Board members and LPF members, some of whom have construction knowledge or engineering experience. Lake Park Friends has attracted very dedicated volunteers who are willing to spend time on this worthwhile project that will enhance the park experience for all park patrons.

Sue Bolly-Schlenker, VP Finance, will document all project expenditures and Ann Wollmer, Administrator, will be documenting the work with photos. Lake Park Friends will hire the contractor and conduct day-to-day construction management. Construction management will be conducted by Lake Park Friends Rustic Wooden Bridge committee members experienced in construction management, including Bob Monnat (Chief Operations Officer Mandel Group), Charlie Trainer (Partner at PBH Redevelopment) and/or Colleen Reilly (Program Manager, Jacobs Engineering), depending on the construction schedule. Because Milwaukee County has ownership responsibility for the Park, we also assume that the County will have at least one representative periodically overseeing bridge construction.

Long-term maintenance of the bridge, which should be minimal, will be handled by Milwaukee County Parks.

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

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

Ann Wollmer

Name of Organization

Lake Park Friends

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Project Title

Rustic Wooden Bridge in Lake Park

Funding Requested from sPARK

\$80,000.00

Total Project Cost

\$158,496.00

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

Yes

1. Fundraising Efforts

A Rustic Wooden Bridge spanning the Locust Street Ravine (originally called the South Ravine) was on the 1893 General Plan of Lake Park, which was planned by the renowned Landscape Architect, Frederick Law Olmsted (See A). It is believed that Christian Wahl, President of the Milwaukee Park Commission at the time, influenced Olmsted to place a bridge in that location, as he was fond of wooden bridges (See B and C). Since the original 1893 bridge, it is likely that several replacements have been made. The current bridge is circa 1970 (See D). In May 2016, Milwaukee County Parks closed off the bridge to pedestrians due to deterioration.

Lake Park Friends mission is to promote the preservation and enjoyment of Lake Park and to raise funds for the restoration of the park in the spirit of Olmsted. This project, with historic significance, fits with our mission.

Lake Park Friends would replace the existing footbridge with a rustic wooden bridge similar in appearance to the 1906 bridge. Attachment E provides the project scope of work. Lake Park Friends previously submitted (in 2017) a Parks Amenities Matching Grant application for this project, which Milwaukee County

Parks put on hold because of discrepancies in the cost estimates to replace the bridge. As discussed in Section 8 below, Lake Park Friends has now received competitive proposals for the project.

2. Return on Investment

Lake Park Friends expects to award the engineering/design contract by April 30, 2019, with bridge construction planned for Fall 2019 (late October).

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

3/10/2019



Title/Position

Administrator

Upload any additional documents (optional)