



Southport Park

Conceptual Landscape Plan

Southport Park Association Community Partners



**We Energies
Foundation**



The Southport Park Association proposes landscape improvements to Southport Park to include the following elements:

- ▶ Naturalistic Prairie Garden landscape installation
- ▶ Walking and cycling pathways
- ▶ New activity areas for all age groups
- ▶ Expansion of ADA accessibility throughout the park
- ▶ Venue for watercraft and play equipment rentals
- ▶ Defined location(s) for future parking expansion
- ▶ Upgraded signage
- ▶ Upgraded lighting elements
- ▶ Accessible power sources throughout the park

Context for proposed conceptual plan:

The City of Kenosha's Park and Recreation mission is to advance parks, recreation and environmental conservation efforts that enhance the quality of life for all people.

- 2011 City of Kenosha adopted the Comprehensive Outdoor Recreation Plan (CORP).
https://www.kenosha.org/images/public-works/parks/Comprehensive_Outdoor_Recreation_Plan.pdf
- 2013 City of Kenosha adopted the Southport Park Master Plan
https://www.kenosha.org/images/public-works/parks/Southport_Park_Master_Plan.pdf
- 2017 City of Kenosha (City) and The Southport Park Association (SPA) entered into a Memorandum of Understanding [MOU attached below]
- 2017 At the request of Mayor Antaramian, SPA developed a proposal for Utilization and Design to guide improvements to the Southport Beach House. [Attached below]



Master Plan
for
Southport Park
Kenosha, Wisconsin

Amended into the
Kenosha Comprehensive Plan
June 3, 2013

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101 East Badger Road
Madison, WI 53713
www.saa-madison.com

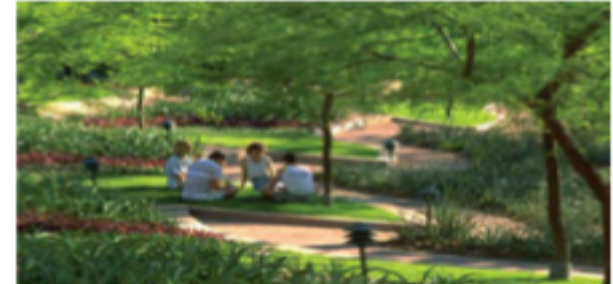


Engberg Anderson
320 East Buffalo Street,
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Milwaukee, WI 53202
www.eadp.com



The Southport Park Master Plan Landscape Vision

- * Naturalistic prairie landscape design
- * Accessible shoreline
- * Seating areas for individuals and small groups
- * Recreational facilities for children and adults



Southport Park Master Plan Conceptual View



LEGEND

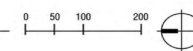
- | | | |
|--|---|---|
| <p>1 ARRIVAL DESIGNATION</p> <ul style="list-style-type: none"> Historic/period lighting along drive Enhanced landscaping Striped parallel parking along drive <p>2 DROP OFF AREA</p> <ul style="list-style-type: none"> Simplified sidewalk network Enhanced landscaping with raised planters and benches Bike parking with opportunity for future rental kiosk <p>3 PARKING RECONFIGURATION</p> <ul style="list-style-type: none"> Reduced parking lot width Addition of a multi-use path on lake side of parking lot Improved circulation <p>4 LAKEFRONT TERRACE</p> <ul style="list-style-type: none"> Outdoor gathering space Reflects historical design Access to beach area | <p>5 TERRACE AND LOWER LEVEL ACCESS</p> <ul style="list-style-type: none"> Second accessible route to lower level and terrace Direct connection to existing path network Access to northern beach area <p>6 BEACH RESTORATION</p> <ul style="list-style-type: none"> Regrade beach to lower rock walls & create even grade change Replace coarse beach material with beach sand Volleyball and other sand beach opportunities <p>7 PLAY AREA</p> <ul style="list-style-type: none"> New play equipment (ages 2-5) Informal seating and gathering <p>8 REMOVE JETTY</p> <ul style="list-style-type: none"> Eliminate potential safety hazard Allow for more swimming opportunity | <p>9 RELOCATED SHELTER AND PLAY AREA</p> <ul style="list-style-type: none"> Central location with access to parking New play equipment Proximity to beach house and soccer fields <p>10 DUNE AND VEGETATION RESTORATION</p> <ul style="list-style-type: none"> Native landscape restoration Visual connection to Kenosha Dunes Naturalized beachfront <p>11 MULTI-USE PATH</p> <ul style="list-style-type: none"> Multi-use path connection to Kenosha Dunes 10' wide paved path <p>12 DOG EXERCISE AREA (OPTIONAL)</p> <ul style="list-style-type: none"> Fenced off-leash dog exercise area Open lawn and tree cover Waste and trash receptacles |
|--|---|---|

Southport Park Master Plan

Master Plan

Kenosha, Wisconsin

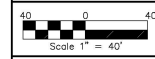
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Southport Park Association Park Layout Recommendations



Southport Park
Kenosha, WI



Designed By Dan Hitzeman
Drawn By Kathy Feucht
Date: September 25th, 2019
Revised
Project # 004449

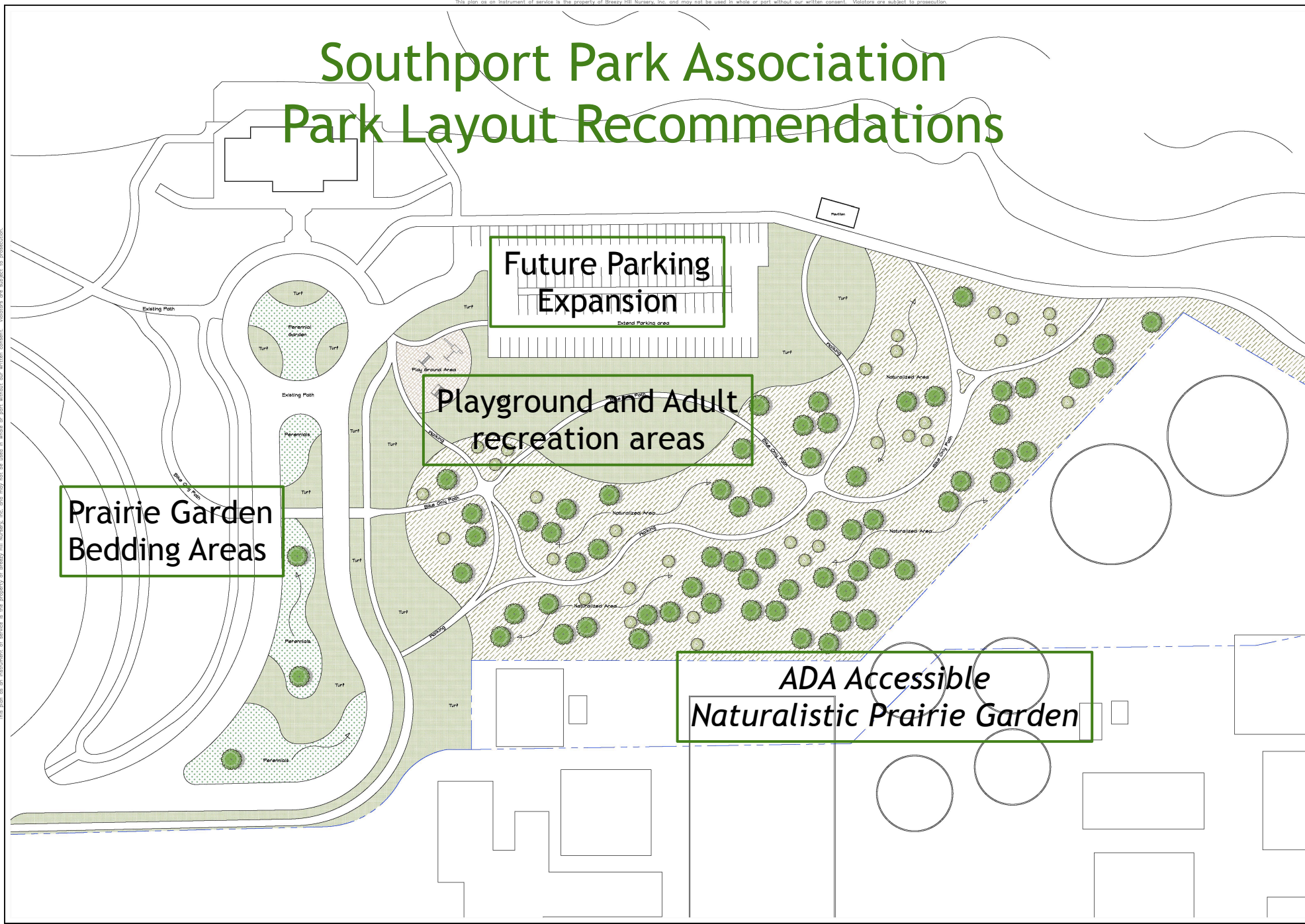
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Future Parking Expansion
Extend Parking area

Playground and Adult recreation areas

Prairie Garden Bedding Areas

ADA Accessible Naturalistic Prairie Garden



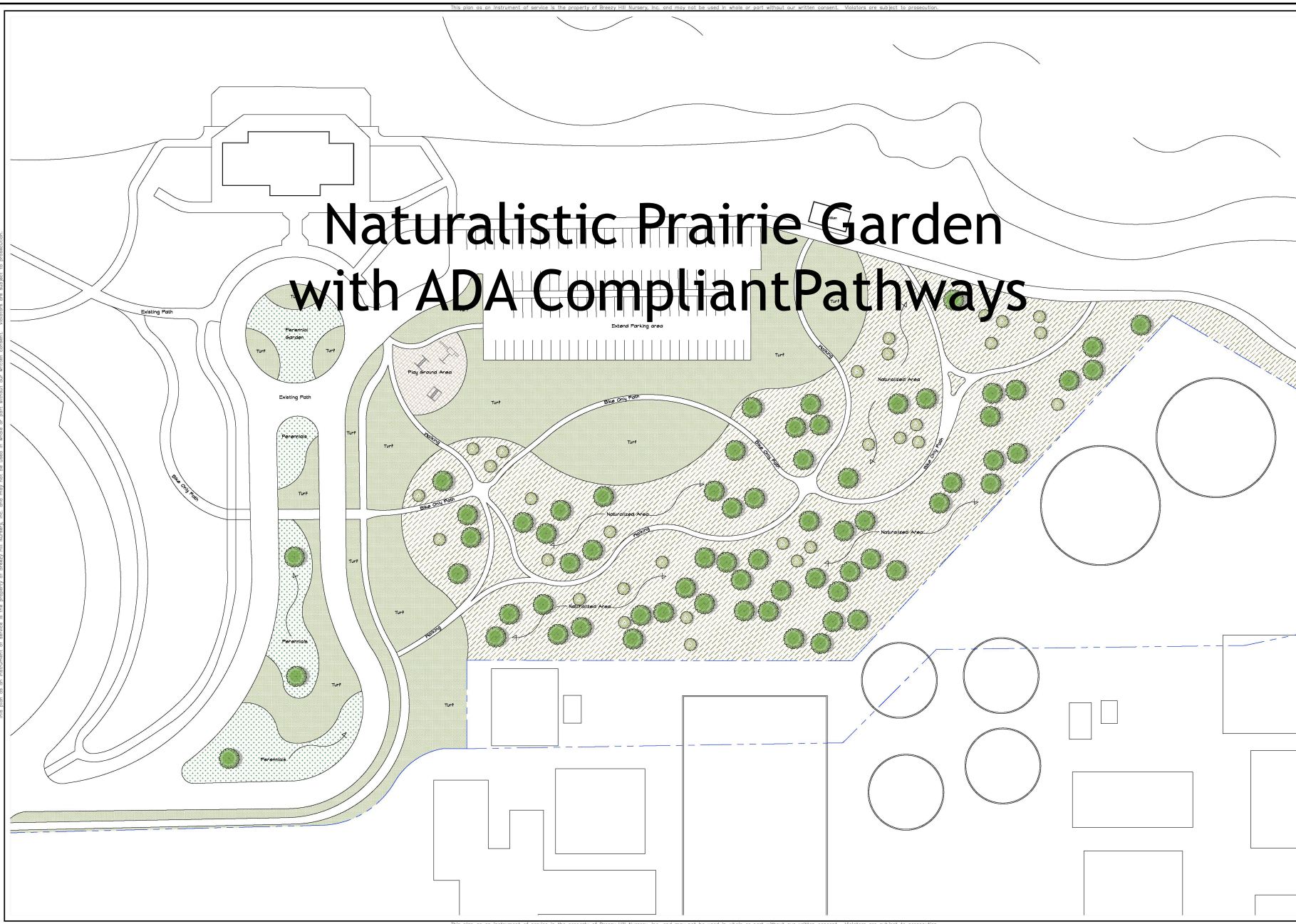
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Naturalistic Prairie Garden with ADA Compliant Pathways



Southport Park
Kenosha, WI



Scale 1" = 40'

Designed By Dan Hitzeman
Drawn By Kathy Frecht
Date September 25th, 2019
Revised
Project # 004449

Sheet
L1

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Naturalistic Prairie Gardens

Lurie Garden Chicago - Piet Oudolf



Parkland Composed of Durable Native Plant Species

More than 200 million acres of North America — from Canada to Texas — used to ripple like a vast sea of grass. Today, less than 1 percent of that prairie landscape remains. Fortunately, this vital and beneficial habitat is slowly making a comeback.

Native plants have evolved over hundreds of years to adapt to their surroundings. They may require a little help with weed control as the seeds or young plants develop in a new area for the first year or two, but they require minimal care once established.



Year round beauty

Walking by a prairie garden and brushing past aromatic plants can release sweet fragrances from plants such as white-flowered mountain mint and lavender-flowered bergamot.

Blooms may be gone by late fall, but foliage and grasses can provide colorful swaths of oranges and reds and add depth to the autumn landscape.

Besides providing seeds to feed birds in the fall and winter, prairie foliage can offer shelter to wildlife and texture for a winter landscape — especially with grasses. "The grasses anchor the whole garden and regulate the nutrients," said Beth Markhart, outreach and training director with Minnesota-based Prairie Restorations. "They're going to be the foundation."



Reduced maintenance and mowing

Areas converted to prairie don't require mowing. Every few years the prairie ideally experiences a controlled burn (which replicates lightning strikes and natural burns).

Only part of the prairie should be done at once. That way a diversity of insects in the unburned area can populate the whole garden and help the biome thrive.

An alternative to burning is periodic mowing areas of the prairie area down to about six inches in late winter or early spring before new shoots come up. This de-thatches old foliage and churns up dead stems.



Piet Oudolf & Naturalistic Gardens in Netherlands & Germany, August 2018

Erosion Control

The deep roots of prairie plants and nutrients provided by them helped build the rich black soil that was tilled for farming in the 1800s.

Those deep roots help stabilize sloped areas and prevent erosion. This can be especially vital for shorelines along lakes, rivers or wetlands. The plants also help prevent pollutants from washing into waterways.



Water conservation and quality

Prairie plants need less water than most thanks to their hardiness and their deep root systems, which also help funnel rainwater into the soil and water tables.

Some native prairie plants can thrive in heavy soils (such as clay) and survive standing water, which can make them good candidates for low areas or rain gardens.

These plants help filter impurities from the water that might get into underground aquifers, lakes and rivers.



Attract pollinators

Prairie plants are natural pesticides.

Butterfly weed, blazing star and purple clovers are among the many native prairie plants that attract and nourish butterflies, bees and a wealth of beneficial insects such as parasitic wasps, which don't sting people and will keep spiders, ticks and insects that harm plants under control.

Pollinator gardens are considered natural classrooms for students of botany, ecology, and environmental stewardship in all age groups.



Feed the birds

Planting a prairie can sustain a diverse world of insects. "Almost every songbird species depend on insects for their young," Diboll said. "If you don't have insects, you don't have birds." Seeds from flowers such as echinacea, coreopsis and Joe Pye Weed will feed goldfinches and other birds.

"We are starting to see a shift aesthetically in embracing natural looks instead of being trimmed and clipped," [Prairies] are a wonderful, sustainable landscape that creates one of the best habitats for wildlife from birds to every kind of pollinator." *

* Alan Branhagen, director of operations at the Minnesota Landscape Arboretum and author of *Native Plants of the Midwest* (Timber Press, 2016).



Educational Landscape Design

Prairie gardens are educational landscapes for students of the biological sciences in all age groups.

They encourage responsible environmental stewardship of our precious land and water resources, as well as providing habitat for the protection and preservation of natural species.

These gardens offer year round beauty and can inspire myriad opportunities for education, play, relaxation, and volunteerism in Southport Park and beyond- to all of Kenosha's park system.

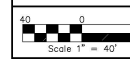
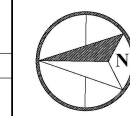




Playground and Activity Areas ADA Accessibility for all ages



Southport Park
Kansas, WI



Designed By Dan Hitzeman
Drawn By Kathy Fench
Date September 25th, 2019
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Signage Recommendations for Southport Park



Park system signage linking all lakefront parks and Kenosha county-wide cycling trail system

Combined signage where needed to promote pedestrian and cycling safety



Adult Play in the Park

Southport Park can offer a variety of fun adult recreation and outdoor fitness areas.

SPA encourages locating defined play and fitness spaces in the park landscape.

Additionally SPA recommends recruiting a vendor who would offer sports equipment and watercraft rentals at the Southport Beach house.



Playground concepts for Southport Park

SPA recommends the creation of several play areas for children in different age groups.

The installation of ADA accessible play equipment in these areas, connected to adjacent walkways will open lakefront fun to all children and their caregivers.

Play equipment should be safe as well as fun. Age appropriate design would create greater safety in areas specifically created for pre-school age children and children from K-6th grade age groups.

Seating should be provided in playground areas for adults who accompany their children.



Pathways in and through Southport Park



Pathways should be wide enough for ease of movement, encourage exploration and utilization of the entire park, and lead to comfortable accessible seating areas. Where possible, dedicated cycling pathways should be created.



Seating recommendations at Southport Park

A comprehensive plan for seating design and layout should be created. Seating areas should be welcoming, improve accessibility, support varied activity areas and create a sense of continuity across the entire park.



© south shared street plaza subwatershed



Lighting up Southport Park

- ▶ Beach House and Pole lamps throughout the park should be upgraded and coordinated.
- ▶ Placement of electrical outlets around SP would support a range of activities such as movie nights in the park, festive occasions, events and fairs.



Current



MEMORANDUM OF UNDERSTANDING

BETWEEN

THE CITY OF KENOSHA

AND

THE SOUTHPORT PARK ASSOCIATION OF KENOSHA, WISCONSIN

Whereas, the City of Kenosha attempts to advance parks, recreation and environmental conservation efforts that enhance the quality of life for all; and

Whereas, it is the intent of the City to promote the health, safety and general welfare through the regulation and preservation of historic districts, structures and sites with a special character, historic interest, aesthetic interest or other significant value, in accordance with §62.23(7)(em), Wisconsin Statutes, and other applicable law; and

Whereas, the City of Kenosha has adopted a Historic Preservation Ordinance and established a Historic Preservation Commission (HPC) to assist it in satisfying its intentions; and

Whereas, the Southport Park Association of Kenosha (SPA) was founded and is properly maintained by community volunteers as a 501 [C][3] non-profit corporation dedicated to the restoration, preservation, and enhancement of Kenosha's historic lakefront parks and structures; and

Whereas, the SPA seeks to ensure enduring stewardship of Kenosha's coastal public spaces and historic structures for the enjoyment of future generations; and

Whereas the primary purpose of the SPA is to secure, manage, and invest public and private grants, donations, gifts and bequests in support of these aims through a dedicated program of donor solicitation and services; and

Whereas, the City of Kenosha, the Historic Preservation Commission, and the Southport Park Association have agreed to cooperate in promoting the use of historic lakefront parks, structures and sites for the education, enjoyment and welfare of the people of the City.

Therefore, this memorandum shall serve as an agreement of understanding between the City of Kenosha and the Southport Park Association (SPA).

The parties shall agree as follows:

1. The Southport Park Association (SPA) will assist the City of Kenosha and the HPC in its work with the Southport Park and the historic Southport Beach House (SBH) through a public not-for profit 501(c) (3) corporation, for the benefit of the people of Kenosha.
2. The primary purpose of the SPA will be to work with the City of Kenosha Department of Public Works, Parks Division, and the HPC as a U.S. non-profit organization, in order to promote the restoration, preservation, beautification, and utilization of lakefront parks

and structures ^{beginning with} including Southport Park and the SBH and to raise awareness of the historic, cultural, and educational significance of these community resources.

3. The SPA will provide private fundraising initiatives in concert with and under the guidance of the City of Kenosha Department of Public Works, and the HPC within mutually agreed upon plans and objectives; that will contribute toward a sustainable program for the preservation and enjoyment of the Southport Park and the SBH.

4. The City of Kenosha shall, within the limits of the law and subject to practical constraints, provide support to the SPA in its work within the historic Southport Park and the SBH.

5. In conjunction with the City of Kenosha and its HPC, the SPA will recommend and implement programs, events and projects it considers appropriate for the Park's long-term development and maintenance, in coordination with the City of Kenosha Parks Division and the HPC.

6. The SPA will support improvements to the Parks programs and infrastructure, and will promote further outside investment toward the restoration of the SBH, which is listed by National Parks Service National Trust for Historic Preservation, and will serve as a conduit for other outside funding intended for the support of the Southport Park and the historic SBH.

7. With the approval of the City of Kenosha, the SPA will secure funding for select projects, programs, and improvements deemed appropriate by the City of Kenosha Parks Division and within statutory or administrative guidelines of the HPC. City shall have permission to decline funding improvements and projects it, in its sole discretion, deems unworkable.

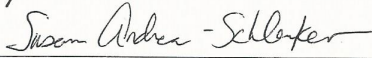
8. This MOU shall not be construed as a fiscal nor a funds obligation document. Any endeavor involving reimbursement or contribution of funds between the parties to this MOU will be handled in accordance with application federal, state and City laws, ordinances, regulations and procedures. Such endeavors will be outlined in separate agreements that shall be made in writing by a representative of the parties.

9. This Memorandum of Understanding is intended to provide for cooperation between the parties, and does not create any legally binding rights or obligations, and shall not be enforceable in any court or tribunal.



Mayor John M. Antaramian

6/23/17
Date



Susan Andrea-Schlenker, President Southport Park Association

6/23/17
Date

Southport Beach House

Utilization and Design Recommendations



Southport Park Association

Susan Andres, SPA President

March 2018

Southport Park Association [SPA]
Utilization Recommendations for the Southport Park Beach House [SBH]
December 2017

At the request of Mayor Antaramian, the Southport Park Association Board of Directors (BOD) has developed recommendations for improved utilization of the SBH. The BOD recognizes the importance of these determinations in planning for building rehabilitation.

Our deliberations have been guided by the 2013 Southport Park Master Plan: https://www.kenosha.org/images/public-works/parks/Southport_Park_Master_Plan.pdf. After reviewing the 2013 plan, all board members submitted ideas for highest and best use of the SBH. SPA has consolidated these recommendations into three conceptual approaches we believe will improve building use, for consideration by the City of Kenosha.

1. Establish onsite food services

The BOD envisions a venue providing food and beverage service in both indoor and exterior spaces which would keep the SBH more accessible to the general public on an ongoing basis. We believe a broadly welcoming environment would also likely lead to improved maintenance and security for this historic building.

We identified four areas of the SBH where food and beverage operations could be developed: in the original ballroom, in the south courtyard, the exterior lower level loggia, and on an outdoor deck to be created above the north courtyard. These changes would require both structural and decorative upgrades to meet modern standards for such uses.

- A. SPA envisions the ballroom as a combined community center, conference center, and banquet facility, depending on the type of food service operation established on the upper floor. Renovation of the upper lavatories and the existing kitchen will be necessary to achieve this objective.
- B. SPA recommends redevelopment of the south courtyard as a public "bistro". We propose this area be connected by a staircase and balcony to the upper floor ballroom via doorways replacing the south side glass block windows in that room.
- C. We propose modifications to the south courtyard loggia including connections to lower level spaces which were originally used for food and beverage vending to the exterior loggia and beachfront patios. Revisions to lower level window and door penetrations should be considered during planning for masonry and other repairs on the east elevation of the beach house.

D. SPA recommends replacement of the north ballroom glass block windows with doorways to an upper deck in the north courtyard space. This would expand ballroom functions into a functional outdoor space.

2. Contract with a vendor for beachfront amenities, equipment, and activities. The BOD envisions an onsite vendor who would offer amenities such as beach chairs and umbrellas, and waterfront sports equipment. The preferred vendor would also create organized sports activities and events throughout the summer.

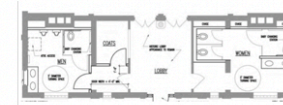
The lower level floor plan [attached] would utilize the original layout and has the potential for incorporating additional space, if needed, from the north courtyard. The amount of space to be allocated would be best determined after food service facilities have been mapped out.

3. Seek out educational and/or additional community partnerships that could be offered to the public through seasonal, interim, or ongoing agreements. SPA will explore this further as space and scheduling determinations are made for food and beachfront recreational vending services.

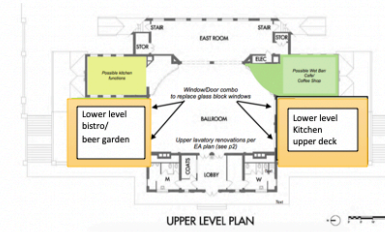
At this time, SPA recommends further exploration of these objectives with the City and a jointly developed RFP process inviting alternative operational approaches to be received by the City for building leases. One approach would entail leasing out the entire building through a developer agreement for food services and additional operations. Another approach would be to lease out specific areas of the SBH via unique agreements for services, thus allowing for phased improvements to interior spaces and greater budgetary flexibility.

The Southport Park Association seeks to ensure enduring stewardship of Kenosha's historic coastal public spaces for the enjoyment of future generations. Through the preservation and beautification of our lakefront parks and structures, we hope to raise awareness and support for these treasured community resources. We deeply appreciate our partnership with the City of Kenosha in these efforts.

Attached are draft proposals for space allocations in the upper and lower levels. Schematic drafts for the north deck and south courtyard bistro are also included with this submission.



Upper lavatories: renovations per Engberg Anderson Plan



UPPER LEVEL PLAN

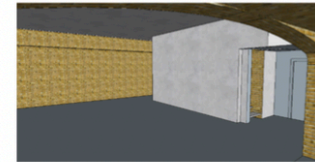


North Courtyard: Upper deck for outdoor patio from ballroom, roofing over lower courtyard

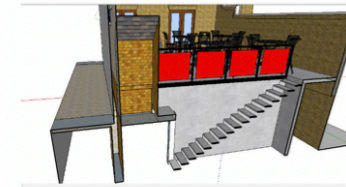
SPA/ Conceptual Views Lower Level South Courtyard Bistro



SPA/ Conceptual View Lower Level North Courtyard (under deck)



4.



The background features abstract, overlapping geometric shapes in various shades of green, ranging from light lime to dark forest green. The shapes are primarily triangles and polygons, creating a dynamic, layered effect. The central area is white, providing a clean space for the text.

References from Southport Park Master Plan

MP: Naturalistic prairie design was strongly supported in a Master Plan public survey

circulation and vegetation



MP Activities in Southport Park

activity



Character Images | Loggia

Existing Conditions



Potential Solutions



Character Images | North Courtyard

Existing Conditions



Potential Solutions



Character Images | South Courtyard

Existing Conditions



Potential Solutions



Potential Solutions

