



# City of Appleton

100 North Appleton Street  
Appleton, WI 54911-4799  
[www.appleton.org](http://www.appleton.org)

## Meeting Agenda - Final Parks and Recreation Committee

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Monday, July 10, 2017

6:30 PM

Council Chambers, 6th Floor

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1. Call meeting to order

2. Roll call of membership

3. Approval of minutes from previous meeting

[17-1032](#) Minutes of the May 22, 2017 Parks & Recreation Committee Meeting

**Attachments:** [Minutes of the 5-22-17 P & R Meeting.pdf](#)

4. **Public Hearings/Apearances**

5. **Action Items**

[17-1055](#) Action Item: Approval of Ellen Kort Peace Park Conceptual Plan

**Attachments:** [Action-Ellen Kort Peace Park Memo.doc](#)

[Ellen Kort Peace Park Master Plan.pdf](#)

6. **Information Items**

[17-1054](#) June, 2017 Reid Expense, Participation & Revenue Report

**Attachments:** [June 2017 Reid Expense, Participation & Revenue Report.pdf](#)

[17-1033](#) Erb Park & Pool Update

7. **Adjournment**

*Notice is hereby given that a quorum of the Common Council may be present during this meeting, although no Council action will be taken.*

*Reasonable Accommodations for Persons with Disabilities will be made upon Request and if Feasible.*

*For questions on the agenda, please contact the Parks, Recreation & Facilities Management Department at 920.832.5514*



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## Meeting Minutes - Final Parks and Recreation Committee

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Monday, May 22, 2017

6:30 PM

Council Chambers, 6th Floor

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1. Call meeting to order

*The meeting was called to order at 6:30 p.m.*

2. Roll call of membership

**Others:** Dean Gazza, Cameron Green, Greg Hoekstra, Niki Wendt, Chelsey Latimer, Jeff Plasschaert and Brian Hansen, Parks, Recreation & Facilities Management Department

**Present:** 5 - Martin, Spears, Dvorachek, Reed and Siebers

3. Approval of minutes from previous meeting

**Aldersperson Spears moved, seconded by Aldersperson Martin, that the Minutes of the May 8, 2017 Parks & Recreation Committee be approved. Roll Call.**

**Motion carried by the following vote:**

**Aye:** 5 - Martin, Spears, Dvorachek, Reed and Siebers

[17-771](#)

Minutes of the 5-8-17 Parks & Recreation Committee Meeting

**Attachments:** [Minutes of the 5-8-17 P & R Meeting.pdf](#)

4. Public Hearings/Appealances

None

5. Action Items

None

6. Information Items

[17-772](#)

Introduction of Parks, Recreation & Facilities Management Staff

**This item was presented**

[17-773](#) Discussion of the Parks, Recreation & Facilities Management Strategic Plan

**Attachments:** [PRFMD Strategic Plan 2017.doc](#)

**This item was presented**

[17-774](#) Erb Park & Pool Update

**This item was presented**

[17-775](#) Director's Report

**This item was presented**

## 7. Adjournment

**Aldersperson Spears moved, seconded by Aldersperson Siebers, that the meeting be adjourned. Roll Call. Motion carried by the following vote:**

**Aye:** 5 - Martin, Spears, Dvorachek, Reed and Siebers





# Ellen Kört Peace Park Master Plan Report

June 2017

Prepared By:





# Ellen Kort Peace Park

## Master Plan Report

Ellen Kort was a blessing in our community. In life, she touched hearts and opened minds. She healed the grieving with words of beauty, humor and peace. It is fitting that we are meeting to discuss the dedication of this park in Ellen's name because so many of her poems find their meaning and inspiration from the earth. Ellen appreciated the divinity in nature; the lonesome holiness of the Fox River covered in ice or the rustling sounds of goose feathers on the banks. I like to think of each of her poems as a landscape in itself; a place where you can lay down, put your hands under your head, and let time escape. In essence, isn't that what a park is? In this way, Ellen has given us a thousand little peace parks; each waiting for us between book covers. I hope we can dedicate this space to Ellen Kort, so that Ellen's family and the families who will call Appleton home long after we have passed will have a space to remember our first poet laureate.

In naming this park for Ellen Kort, we are shaping history. And when we talk about history, our minds often jump to the past. People and moments become larger and more legendary with increasing length of time and, for this reason, it is difficult to appreciate the history of the present. The ways we preserve the history of the present determine the history of the future. Aside from the volumes of words Ellen left us, I can't think of a more fitting way to preserve her name than a peace park along the river she loved. Here are a few words about history from Ellen's book "the Fox Heritage: A History of Wisconsin's Fox Cities":

"History, someone once said, is falling in love over and over again. May they learn to love the magic and legends of their own history. It is falling in love with a place, its people, the voices that call from the other side of centuries."

In dedicating this park to Ellen Kort, we remember Ellen as our voice of peace; calling to the other side of centuries with her poems; making them fall in love with their history and this land. She would be happy to know that, long after she passed, she left a space where children can run, lovers can dance, and writers can put pen to paper and write words of the river as she once did.

Ryan Hussy  
Student and loving friend of Ellen Kort

Thank you to all those who participated in the development of this report. Their insight and enthusiasm was essential to identifying the critical elements in the design.

### ELLEN KORT PEACE PARK COMMITTEE

#### CITY OF APPLETON

Dean Gazza, APRFMD  
Director  
Tom Flick, APRFMD  
Deputy Director, EKPP Project Manager  
Steve Schrage, APRFMD  
Project Manager  
Greg Hoekstra, APRFMD  
Park Maintenance  
Patti Coenen, District 11  
Alder  
Brian Degroot, Historic 3rd Ward  
President  
Monica Stage, Community & Economic  
Development Department  
Deputy Director  
Jenifer Stephany, Appleton Downtown, Inc.  
Executive Director

#### KORT FAMILY

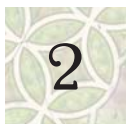
Cindy Kort  
Denise Krueger  
Jayme Bleick-Baehnman  
Kerry Williamsen

#### ELLEN KORT PEACE PARK INITIATE COMMITTEE

Alex Schultz, Sculpture Valley

#### CONSULTANTS

Bruce Lunde, Lunde Williams  
Dan Williams, Lunde Williams



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## Ellen Kort Peace Park

## Master Plan Report



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Ellen  
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A detailed landscape architectural site plan. The central feature is a large, light-green circular area with faint topographic contour lines labeled 730, 732, and 734. To the bottom-left, there is a rectangular grid of smaller green spaces, possibly a sports field or a formal garden. To the bottom-right, a body of water is visible, with a shoreline and a small peninsula. The entire plan is overlaid with a network of thin, light-colored lines representing paths or boundaries. The text "1 ~ Introduction" is centered within the large circular area.

# 1 ~ Introduction

## INTRODUCTION

Ellen Kort Peace Park (EKPP) represents a new link in the chain of parks in downtown Appleton's Fox River Valley. Reclaiming a local utility site along the riverfront while honoring one of Appleton's beloved citizens with a peace park will allow for a new public space that enhances the urban environment. Ellen Kort Peace Park location relative to other city parks will make it an ideal hub for trails, connecting Appleton's park system.

EKPP will be a cultural and pedestrian destination while becoming a central trailhead connection linking the riverfront to Jones Park, Vulcan Heritage Park, Lutz Park, and the Appleton and Fox Trot Trail system to complete a comprehensive trail system. The Park is central to the City's trail system but will be a location of quiet contemplation and relaxation along the riverfront.

The Master Plan project began with a kick-off meeting with the Appleton Parks, Recreation and Facilities Management Department (APRFMD) followed by a large group of stakeholders consisting of family member and friends of Ellen Kort and City officials. Starting with very basic site information, a Schematic concept was presented to the group and the formal steering committee was set in place.

## Site History

The proposed EKPP consists of an 8.4 acre site located between the Fox River and Water Street near downtown Appleton. The overall site slopes from Water Street to the river with more gentle slopes of 1 to 8 percent at the south end to steeper 20 to 30 percent grades at north end. The steep terrain will require modifications to create accessible walks and usable open areas.

The Fox River bordering the east side of the site partially forms a canal that is a headrace for an adjacent electric generation dam and, as a result, is prone to high velocity flow. The rapidly moving water diminishes the opportunity for any in-water activities. Precautions were taken in planning to limit any interaction to the water through design of walks with handrails and other shoreline modifications.

Water Street is a minor two lane road with limited traffic located on the western side of the Park. A bluff, across Water Street from the park site, rises over 40 feet to the 3rd Ward Neighborhood. The City of Appleton owns 2 parcels leading from Water Street up to Prospect Avenue at the top of the bluff. Pioneer Park, an existing city park, is located in the 3rd Ward Neighborhood and has been identified in future City parks and trails planning as a site to be connected to other open spaces and parks.

The site for EKPP has a long history with a wide variety of industrial uses. The site formerly included the City's water treatment plant along with a manufactured gas generation plant. These former uses left residual pollution that required remediation. Part of the site has been capped to prevent seepage of organic compounds. Although the remediation efforts are complete and the monitoring of the site by WDNR is ongoing, the site is considered a viable park location and the expected uses will not cause problems.

The northern half of the site is currently owned by WE Energies; negotiations are ongoing for the city to acquire a permanent easement as a city park as an allowable reuse of the site. The site extends under the South Oneida Street viaduct to a point where the Water Street right-of-way meets a vertical wall along the canal.

Buried beneath the southern half of the site are the remains of the foundation for the former City water filtration Plant. The site was remediated and prepared for future open space development. The remediation effort consists of a concrete cap approximately 11 feet below grade with a cover of sterile soils and 18 inch topsoil layer for plant materials. This area of the site receives significant surface stormwater runoff and will need modifications to handle the stormwater loads appropriately. Future study of the City stormwater system and applying Best Management Practices for stormwater removal will need to be considered when developing documents for park implementation.







Existing site aerial oblique - Google Maps

Along the southern edge of the site are 2 railroad bridges crossing the Fox River. The northern bridge is currently in use by CN Railroad. The southern trestle is being ceded to the city for development into a bike and pedestrian river crossing. The planning process for EKPP includes connection to the potential trail on the bridge as well as continuing southward along the Water Street corridor to connect to Lutz Park in the future. Pedestrian safety and security from the active rail line will need to be addressed in development of the public open space.



Fox Trot Trail - City of Appleton

Existing vegetation in the 8.4 acres site mainly consist of mature shoreline trees. During the Steering Committee meetings it was requested to protect as many of the existing trees that are in good condition and non-invasive.

Parallel to shore are 2 islands in the Fox River. Both islands are small and heavily vegetated with canopy trees and understory. The islands provide an area for birds and other wildlife to retreat from the mainland. The islands were addressed as part of the park planning process.





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This is a detailed landscape architectural schematic for a coastal park. The central feature is a large, circular lawn area with a light green color and faint contour lines. To the bottom left, there is a rectangular grid of tennis courts, each with a green court and a tan-colored surrounding area. To the bottom right, a curved promenade with a light-colored path runs along a body of water, featuring a small triangular island with a circular structure. The entire site is surrounded by green spaces with various trees and shrubs, indicated by different shades of green and brown. Contour lines are drawn throughout the landscape, with elevation markers such as 724, 726, 728, 730, 732, and 734. The title '2 - Schematic Concepts' is centered over the large lawn area.

## 2 - Schematic Concepts

## SCHEMATIC CONCEPTS

EKPP will become a vital link to connecting trails and parks along the Fox River. The planning effort explored the potential of extending trails from Jones Park to the abandoned railroad bridge south of the park site. In order to create a cohesive park connection, the plan looks beyond the current City owned property to explore the potential that the park could become within the existing system.

The Schematic Design process included input gained during three Steering Committee meetings; March 10th, April 11th, and April 24th culminating in a Public Open House presentation on May 4th. The Schematic Design was presented to the Committee with comments and recommendation given during the meeting to incorporate into the site plan. This input aided in the refinement of the subsequent design layouts. The meeting minutes with plan discussions are attached as an appendix to this report.

### Schematic Concept March 10, 2017

The initial Schematic Design presented on March 10th was the first look at what EKPP could be based on the elements describe at the beginning of this section. The Schematic was developed in part for the proposal submitted by Lunde Williams to APRFMD.

EKPP is an expression of the love of nature, Appleton, and the State of Wisconsin that Ellen had and shared through her poetry and writings. To celebrate the person, the park will be a place of reflection and enjoyment through gardens and green spaces. A "Poet's Garden" honoring Ellen Kort's works is a site for passive interior trails (possibly stone fines) with quotes or poem as sculptures or kiosk along pathways. A public park space for creativity. Native plantings in the Garden will highlight the landscape of the Fox Valley while providing a maintainable space of interest and beauty.

As part of the Park plan, the City desires to extend the Appleton Trails through the site linking to other trails and parks. The main walkway extending through the site and the Poet's Garden is intended to be a 10 to 12 foot wide multi-use trail. In the initial Schematic the multi-use trail swoops through the site, dipping eastward toward the Fox River shoreline and connecting at the south end at the potential trailhead intersection with the future converted railroad bridge and trail to Lutz Park.

Most Peace Parks include a "Peace Pole". The pole is usually a 4 to 6 sided post with different languages, one on each side, to represent peace among nations. Peace Poles are constructed with a variety of materials and can be sculptural. Typically, Peace Poles contain the quote or variation of, "May Peace Prevail on Earth". Peace Poles vary in height and size, with no prescribed scale, more dependent on site and desires of the community. The Peace Pole at EKPP could incorporate languages from sister cities, Native American tribes or other ethnic communities special to the City of Appleton.

Central to the park, a large open lawn area will provide a respite to the urban life found nearby and offer more open space opportunity for downtown workers and dwellers. A bermed edge along Water Street enhances the park's passive experience while providing screening from vehicular traffic, reducing the noise of passing cars. A trails system encircling the open lawn areas provides access and looping system for daily walkers to enjoy the serene setting and views to the river.

The two islands associated with the park site are opportunities for connections and water exploration. A pre-manufactured bridge can span the distance to the southern island and is central to the EKPP site. These types of bridge designs allow for adaptation in abutments, handrail design and decking accentuating the park architecture.

Often stone stepped revetment or shoreline is used as a way of connecting people to water safely. Once on the island trails to edges and end points provide ideal locations for observation deck out over the water that could be used for fishing, water and bird watching.

At the south end of the site the existing abandoned railroad bridge is an opportunity for connection to the Newberry Trail on the east of the Fox River. A trailhead building with





restrooms in this location would be central to the Appleton Trails system and is an intersection point of trails going toward Lutz Park and Jones Park. A small parking lot of 20 stalls is located parallel to Water Street as a one way lot, minimizing hardscape to the park but allow for some facility parking. The building includes outdoor shelter in a plaza that could include picnic tables for benches

Adjacent to the trailhead is another opportunity for a garden expressing Ellen Kort's life. A Quilt Garden of simple designed pathways with native plant masses in quilt patterns illustrate the passion she reserved for Wisconsin quilting. The Quilt Garden is another opportunity for sculpture and poetry in the park.

Many of our country's most successful parks have inspiration architecture. With the development of Jones Park and the planning of EKPP, the City has an amazing opportunity to make a uniquely Appleton statement through park architecture.

Appleton is in a northern climate; snow and cold are as much a part of daily life as green grass and leaves. The park landscape and earth forms can help express winter interest through the use of plant materials and grading. Winter months provide an opportunity for a differing type of park use and enjoyment. Winter images are an important consideration in the creation of EKPP.

## Ellen Kort Peace Park

### Master Plan Report



*Site opportunities*



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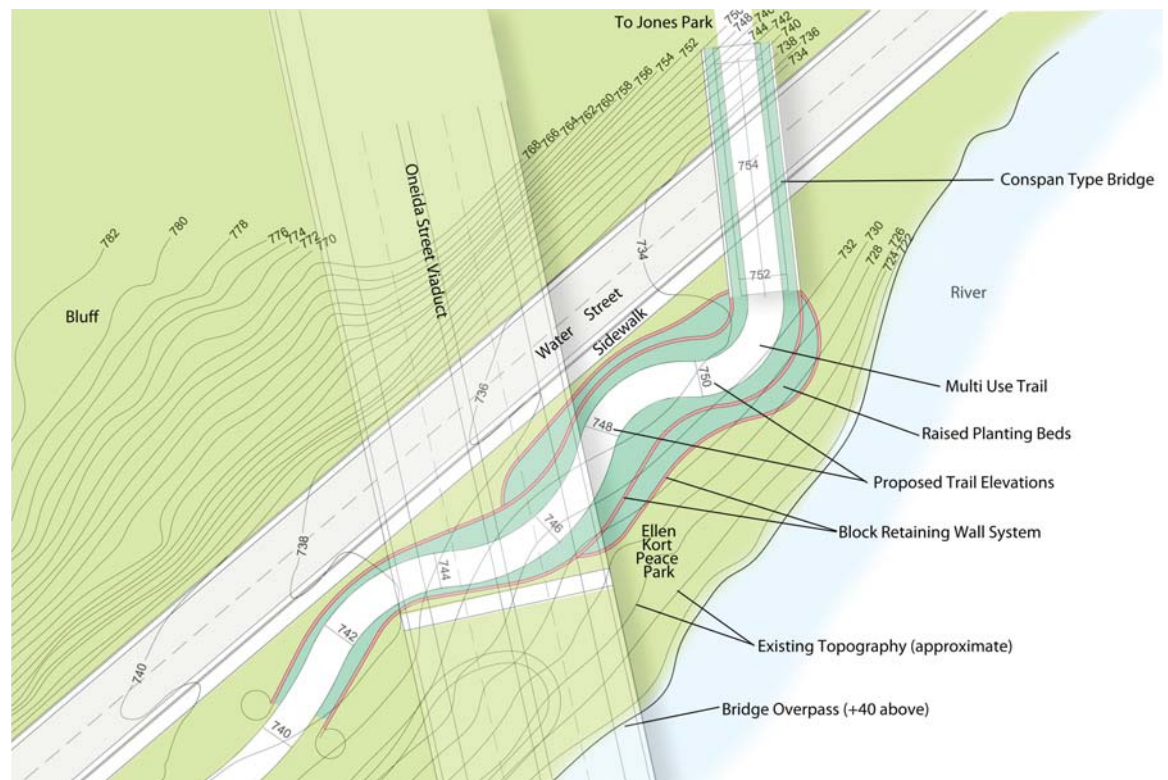
SCHEMATIC CONCEPT MARCH 10, 2017



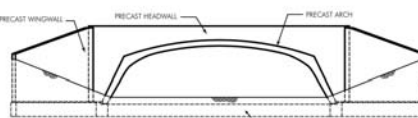
## Schematic Concept April 11, 2017

The March 10th Schematic Design was reviewed and a commented by the Steering Committee and a revised plan was presented on April 11th. The modifications were incorporated into the plan.

A "Land Bridge" creating a safe overpass of Water Street was added to the Poet's Garden. The bridging structure would be a crossing wide enough to include landscape on either side of the multi-use trail, hence the name "Land Bridge". The elevation change from the park, up and over Water Street would require vertical retaining walls. The ramps with walls would also mimic the Land Bridge and include landscape on either side of the multi-use trail. Given the elevation required to cross over Water Street, the retaining walls would require stepped system of walls 12 to 15 feet in height. The Jones Park side of the Land Bridge could be connected into the existing bluff at the base of the Oneida Street Viaduct. The cost to implement a Land Bridge would be approximately \$900,000 to \$1,000,000.



"Land Bridge" over Water Street



Consplan Crossing



Vancouver, WA

"Land Bridge" examples

The Committee requested that the large open lawn area of the March 10th plan be reduced in size and potentially divided into multiple smaller gathering areas. The plan was revised to create 2 circular open lawn areas. The circular lawn areas differ in size to provide opportunities for small event such as yoga in that circle and large events like an art fair in the other open area. During the discussion about the circular forms, the family and friend members of the Steering Committee mentioned that Ellen Kort's favorite shape was a circle confirming the importance of creating shapes in the landscape to express her life in subtle ways.

Throughout the park, circular landforms were added where topography allows. These mounding landforms are intended to be visible but to have maintainable slopes. The mounds are lawn areas within the native perennial edges and gardens of the park and can be used as places to sit and view the surroundings. The mounds are connected to trails and have easy access.

A gazebo was added to the plan based on request. The site for the small structure is located between the Poet's Garden and small circular lawn. The gazebo can be used for small groups or as a stage for performances facing the open lawn area. East of the gazebo, an open lawn area was added to provide a connection to the Fox River shoreline.

Central to the circular lawns was added a "Peace Ring". The Peace Ring is a circular seating area with a central feature such as a fire ring. Prairie School Landscape Architect, Jens Jensen created council rings throughout Wisconsin and the upper Midwest in the early 1900's. The Peace Ring is the same concept of a circle meeting space with no one area for a pulpit, opportunity for all-inclusive discussion. The Peace Ring includes path connections to the open lawn areas which create the peace symbol in the landscape and can be viewed from the bluff above the park.

The connection to the island was modified to contain a pile supported boardwalk on the shoreline with a bridge structure spanning to the island. The bridge would be a pre-manufactured structure that could be modified to be specific to EKPP. Modifications include handrail and or abutment design.

At the south end of the park, the Committee requested that the restroom/trailhead building include an indoor space for gathering, mainly for children and classes. A room approximately 20 foot by 25 foot was added to the west side of the building with views out to the Quilt Garden. The intent of the room is to have glass walls on three sides and connected on the fourth to the restroom portion of the building. The room was given the name "Glass Box".

The existing drainage of the site was discussed during the initial meeting. The site location of the restroom building is relatively flat and prone to flooding. The introduction of rain gardens (detention structures) is shown wrapping around the building and Quilt Gardens. The building and plaza around are elevated slightly above existing grade. Future engineering of the site can accomplish positive drainages while providing an accessible use area.

The March 10th plan showed a serpentine ramping sidewalk connecting Water Street to Prospect Avenue on a City parcel. After deliberation, the committee felt that steps would be less obtrusive to the existing vegetation. Accessible connection to Pioneer Park could occur from other points and the connection shown in the City parcel would not be required to be compliant. An overlook was added at the top of the bluff and steps to provide dramatic views of the park. The anticipated cost for steps to Prospect Avenue would be in the range of \$400,000 to \$500,000.



# Master Plan Report





# Ellen Kort Peace Park

## Master Plan Report



## Schematic Concept April 24, 2017

The third Steering Committee presentation was held on April 24th. The Schematic Design morphed into 2 alternatives.

The Land Bridge was a desirable amenity for the park but given the potential cost, an alternative for at grade crossing was developed. The at grade crossing connects to Jones Park via an added traffic island in Water Street to provide a central holding space for pedestrians crossing the road. The traffic island is shown as 8 feet wide between the separated traffic lanes. A similar pedestrian crossing with traffic island was added the connection at the steps up to Prospect Avenue.

The connection to the island was discussed as a potential issue for the park. Access to the island was originally thought as amenity for park users but given the wildlife found in the vegetation and on the land mass in the river, an alternative was developed. One alternative still shows a bridge connection and the other a pile supported boardwalk that bows outward from the multi-use trail parallel to the shoreline. The boardwalk offers the opportunity to be a viewing platform to the islands without intruding on the wildlife.

The other major addition to the Schematic Design was an alternative for a larger gathering structure at the building location. The larger building would provide a space for meetings and events for upwards of 200 people. The footprint of the structure required the reduction of the Quilt Gardens to one smaller space. A drop-off lane and re-configure parking lot were added to the site.

The original planned restroom building with the Glass Box was expanded to include 2 open air but covered shelters. These shelters could include picnic tables or benches for rest or events. The plaza around the building was expanded to provide more hardscape gathering area.

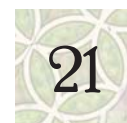
The Schematic Design and Alternative from the April 24th meeting were modified slightly and presented to the public at an open house on May 4th. At the completion of the public review and comment period the Final Master Plan was prepared.



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# Ellen Kort Peace Park

## Master Plan Report





# Ellen Kort Peace Park

## Master Plan Report





# Ellen Kort Peace Park

## Master Plan Report





# Ellen Kort Peace Park

## Master Plan Report



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The image is a landscape master plan. It features a large, light-green circular area in the center, which is the focal point. This circle is surrounded by a network of paths and various landscape elements. To the bottom-left, there is a rectangular area divided into a grid of smaller squares, possibly representing a building complex or a formal garden. To the bottom-right, a body of water is visible, with a shoreline and some vegetation. The entire plan is overlaid with topographic contour lines, with labels such as 724, 726, 728, 730, 732, and 734 indicating elevation. There are also several small, stylized trees and shrubs scattered throughout the plan, particularly around the central circle and the rectangular area. The overall style is artistic and illustrative, typical of landscape architecture drawings.

# 3 ~ Master Plan



## MASTER PLAN

The Master Plan was presented to the Steering Committee on June 6th as the completion of the initial design phase of the project. Slight modifications of the Master Plan were conducted from comments given at that Steering Committee Meeting. An Opinion of Probable Cost of Construction was provided to the Committee at the June 6th meeting as well and is included in section 4 of this document.

The Master Plan is divided into 3 use areas for presentation design ideas and for a breakdown of the cost of implementation. The 3 use areas are: The Poet's Garden, Central Park, and The Quilt Garden.





# Ellen Kort Peace Park

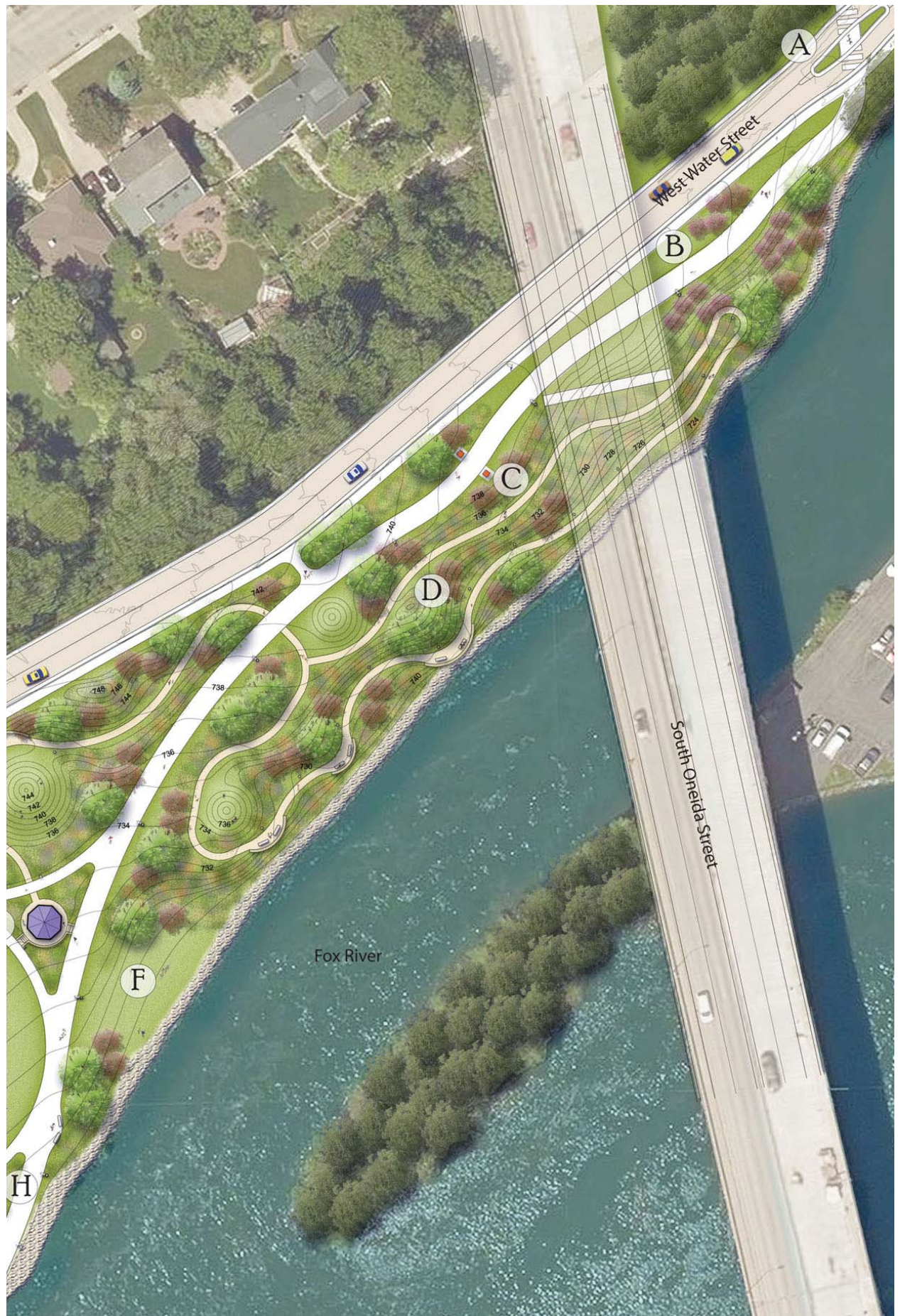
## Master Plan Report





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## THE POET'S GARDEN

The north end of the park consists of the narrowest and steepest area of the site. The topography presents obstacles as well as provides opportunities to create an interesting and diverse sitting different from the rest of the park. The Poet's Garden is approximately 1.75 acres and consists of the following elements.

### A - Crosswalk

A proposed multi-use trail, 12 feet wide, extends from north to south through EKPP to connect with the overall Appleton Trail system. At the north entrance into the park, a pedestrian crossing is located with a traffic island added to Water Street road section providing a safer connection to Jones Park. The traffic island is planned to be 8 to 10 feet in width for adequate sidewalk to allow space for waiting to cross when vehicles have passed. The traffic island can be planted with native perennials or lawn on either side of the walk to add vegetation to the linear hardscape of Water Street. Street markings prior to the curb and gutter will direct traffic safely around the traffic island.

### B - Jones Park Connector

The open area east of the Oneida Street viaduct is a narrow strip of land located between Water Street and the Fox River. The multi-use trail will connect to the crosswalk to Jones Park. Some grading may be required to create a more level cross slope in this area of the park given the steep nature of the existing contours. Enhancement vegetation such as ornamental trees and shrubs will signify entry into EKPP.

### C - Park Gateway

Once past the Oneida Street viaduct the park begins to widen allowing for more amenities to be located along the multi-use trail. At this location a park gateway will formally signify entrance into EKPP. The gateway may consist of sculpture or an art form of colonnades,



*Stone gabion column with planter*



*Stone gabion column internal lighting*

identifying entry. The materials of the gateway should be natural such as stone and wood. Location of the gateway will be planned to allow for construction of a “land bridge” at some future time. A bicycle turnoff lane located just past the Park Gateway allows for riders to bypass EKPP onto Water Street. Bicycle traffic through EKPP is anticipated to be regulated for slow travel and shared trail system with pedestrians on foot.

### D - Poet’s Garden

Given the existing narrowness and steep topography of the north end of the park, a linear pathway and seating opportunities provide for a contemplative garden along the Fox River shoreline. The Poet’s Garden is navigated by a 3 to 4 foot wide pathway of crushed stone fines. The pathway grades and materials are ADA accessible allowing for no barriers for park users. The pathway of the garden will loop in a linear circle with the Fox River portion being several feet lower than the return path near the multi-use trail. Overlooks with bench seating are located at 3 spots along the river’s edge and will require some retaining to create level ground, but will enhance the views to the river.

The Poet’s Garden will be planted with native perennials, shrubs and trees to create a place for contemplation, reading, relaxation, and viewing of nature and wildlife in the Fox Valley. Beginning the western part of the garden are mounds of lawn as a playful and geometric statement that extends within the rest of the park. Subtle lighting with bollards will help to illuminate the pathway but not overpower the garden with light. The river edge will be planted and potentially stabilized with rock to create a natural transition from garden to water.



*Perennial beds and stone path*



*Perennial beds and stone path*

### E - Nature’s Gazebo

The south west end of the Poet’s Garden is anchored by a gazebo located in a triangulation of paths. Gazebo designs were reviewed during the Schematic Concept phase and the Steering Committee agreed that natural appearing post, such as tree trunks would be appropriate for the park. Many communities are salvaging trees that are being removed due to diseases. The Emerald Ash Borer is causing many urban trees to be cut down, but also creates an opportunity for a source of tree trunks to be recycled as post for varying projects. The gazebo would be smaller, 16 to 18 foot diameter with a simple roof design and natural post of tree trunks potentially with stone bases.





*Natural Post (Re-claimed Trees)*



*Simple Gazebo - Winter Activities*

## F - River's Edge Lawn

The Nature's Gazebo sits mid-way up the slope from the Fox River. The area between the gazebo and river is a location that slopes gently providing an opportunity for usable park space along shoreline. An open area of lawn creates a place for picnics, relaxing and enjoyment of the passing river. The shoreline at the River's Edge Lawn can include stone edge material to help maintain from erosion and provide a safe transition to the moving water. The addition of canopy trees will provide places with shade in the warmer months.



*Perennial beds and stone path*



*Perennial beds, stone path, artful benches at the edge of a river*



*Stabilized Shoreline with Native Plantings*



# Ellen Kort Peace Park

## Master Plan Report





## CENTRAL PARK

The center of EKPP contains the largest open gathering spaces on site. During the planning process, the Steering Committee expressed the desire to have a park of many smaller use areas as opposed to one large open space. EKPP is intended to be a passive park. At slightly more than 3 acres, the Central Park portion will be the most open and active area of the passive recreational facility.

### G - Circle Gathering Lawns

Large and small circular open spaces were designed to provide lawn areas for multiple uses purposes. The large Circle Gathering Lawn is 0.84 acres and the small a one-half acre site. The lawn areas offer differing passive recreational opportunities and could be used as programmable spaces.

The small Circle Gathering Lawn is bordered by a 6 foot wide walk extending around to the multi-use trail on the river side. Bench seating is located on the north and west for views to the Fox River. The 6 foot walk will be subtly illuminated with bollard lights. The smaller lawn area slopes at a 5 percent grade to toward the Fox River and can be a place for yoga, picnics, classes (painting, writing, etc.), and relaxing.



*Yoga Class in the Park*



*Painting Class in the Park*



*Reading and Relaxation*



*Picnic in the Park*

The larger Circle Gathering Lawn is bordered by a wider 10 foot walk. The larger space slopes more gently at 2.5 to 3 percent toward the Fox River with the opportunity for events such as art and other types of fairs which may require some limited support access. The circular walk also contains benches with views to the Fox River. The lighting would be the same, with bollards fixtures that could also serve as electric connections for certain events. The lawn area can support kite flying, weddings and other larger passive outdoor activities.



*Weddings in the Park*



*Kite flying in the Park*



*Art fairs and other events*



*Movies in the Park*

## H - Sculptures

There are several locations at path and trail intersection throughout the park that offer prominent places for sculpture. These triangular shaped green spaces can include bases for sculptures to be placed at a future time as permanent installations or traveling exhibits. The walkways are planned to be illumination during evening hours. Electricity lines can easily be connected to the sculpture bases for potential illumination or creation of a light sculptural works. The 2 prominent sites shown on the Master Plan are ideal locations for permanent sculptures.

## I - Circular Hill

The largest mound, of several in the park, is located between the circular gathering lawns along Water Street side of the park. This large rounded hill is nearly 20 feet higher than the Circular Gathering Lawns. The grassy knoll is approximately 5,500 square feet in size and provides view of the entire park and the Fox River. The slope of the hill is steep but maintainable and usable. The Circular Hill is a place to sit and enjoy the surroundings of the park and valley while providing a buffer from the traffic on Water Street.



*Circular Hill, Butterfly Garden and Peace Ring*



*Grass mounds with perennial border*



## J - Butterfly Garden

A perennial garden separates the 2 Circular Gathering Lawns. Planting perennials that attract butterflies in this garden will create a colorful display from the Circular Hill and Peace Ring. The Butterfly Garden contains accessible paths, 3 to 4 foot wide, consisting of crushed stone fines that cut through the plantings in angular patterns. The Butterfly Garden is approximately 0.40 acres and contains 2 small mounds along the outer edge of the Peace Ring.



*Native perennial plants*



*Butterfly attracting plants*

## K - Peace Ring

The most formal outdoor gathering space in EKPP is the Peace Ring. The Peace Ring is 70' in diameter and can be entered from 3 pathways that extend through the Butterfly Garden to the Circular Gathering Lawns and another path to the multi-use trail. The Ring is to be constructed of stone with a central sculpture that will mimic a fire pit. Due to City regulations, open fire is not allowed in the park. A sculpture made of materials such as gabion basket with tumbled glass block, illuminated within, can be created to give the sensation of golden ambers of a fire.

The interior space of the Peace Ring consists of lawn to allow for mingling within the circular walls. The Ring itself will be seat high (approximately 15 inches) stone walls for storytelling, outdoor children classes and other types of group gatherings. The Peace Ring is bounded by the Butterfly Garden, planted with perennials and edged with ornamental trees on the Water Street side and open views to the Fox River.



*Tumbled Glass with interior lighting in gabion*



*Round gabion baskets*



## L - Path at River's Edge

The multi-use trail, extending through the park, curves outward to the edge of the river shoreline to provide space for the Peace Ring. The pathway connects with the shoreline and gives park user a chance to visually interact with the river. The shoreline along the path can be constructed of stone blocks for seating steps or rip-rap for erosion control.



*Multi-use trail along a river - Elgin, IL*



*Multi-use trail along a river - Elgin, IL*

## M - Pile Supported Walk

The Fox River flows rapidly past most of the EKPP shoreline. The intent of the park shoreline is to allow for people to enjoy the river. Given the nature of the velocity of the river flow, interaction in the water is not advised. An 8 foot wide boardwalk supported by steel piles provides interaction with the river by extending out over the water without physically contacting it. The Pile Supported Walk would bow outward from the multi-use trail and align on axis with the Circular Hill, Butterfly Garden, and Peace Ring.

The boardwalk includes bench seating for viewing of the Birding Island. Lighting is planned to be subtle and integrated in the structure. Handrail and other safety measure are integral to the design and will provide a safe experience. The Pile Supported Walk is similar to a pier and can also be a place for fishing.



*Pile supported boardwalk with interpretive fish sign*





*Cantilevered boardwalk as a designed landscape*

## N - Birding Island

During the Schematic Concept discussions, the 2 islands parallel to the park were considered opportunities for connection further out in the Fox River, over the canal to the main channel. The existing vegetation and location of the islands have created a habitat for many native bird species. The Steering Committee recommended not connecting to the islands and leaving human contact at a safe distance. The islands are to remain as natural as possible to allow for continuing use by all types of wildlife. The Pile Supported Walk provides an observation platform that can include information signs about native wildfowl and fauna.



*Peace Ring, River's Edge Walk, and Pile Supported Boardwalk viewing Birding Island*



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## QUILT GARDEN

The southern end of EKPP is the location of the future trailhead connection, central to the Appleton Trail system. This area of the park has the least slope and is prone to flooding in certain low spots. The Quilt Garden is approximately 2.15 acres and contains the restroom facility with parking and will be the utility hub for EKPP.

### O - Peace Pole

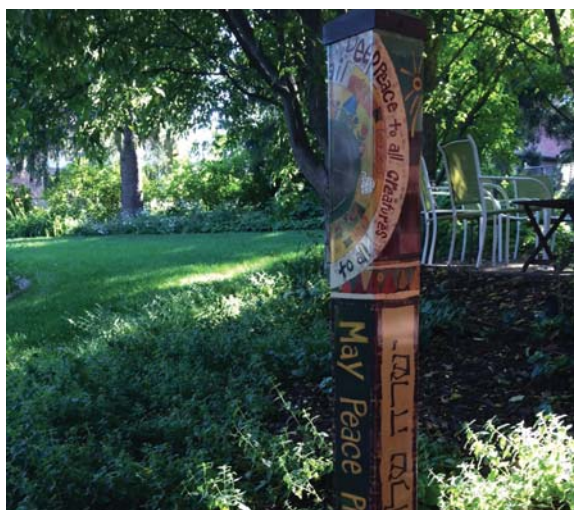
The Peace Pole for EKPP will be a sculptural element in the park. The site located at the intersection of the large Circular Gathering Lawn and multi-use trail extending from the Pavilion is a prominently visible site in the park. The Peace Pole can be illuminated from the base or within. The large Circular Gathering Lawn has 4 trail intersections points which relate conceptually with the cardinal directions. The Peace Pole will anchor the sculptural adaptation of the directions in this space.



*Bronze pole*



*Concrete or stone pole*



*Wood pole*

### P - Parking

A 20 space parking lot is located perpendicular to Water Street to allow for safe ingress and egress to the site. The number of spaces relate to the size of the interior room of the Pavilion. There are 2 ADA accessible spaces included in the design of the parking lot. The lot is less than 2 percent in grade and accessibly connects to the plaza around the Pavilion.

Locate at the southeast corner of the parking lot are 12 bike bollards for riders to stop and use the park and facilities. The bollards can store 2 bikes each and provide for a total of 24 spaces. The bike parking is connected to the Pavilion/Restroom plaza with a sidewalk along the east side of the parking lot.

### Q - Quilt Garden

The Quilt Garden is a series of square sedum beds with paths of crushed stone fines on all four sides. Sedums can be planted in groups of colors and textures to create patterns. They are easy to maintain and can withstand winter conditions of Wisconsin. The pattern shown is the Star. The Garden has 7 bench locations on 3 sides and the Pavilion on the remaining edge. The outer paths of the Quilt Garden are 6 feet wide and the interior 3 to 4 feet wide.



*Sedum garden with crushed stone fine path*



*Quilt pattern*

## R - Rain Gardens/Detention

Topography of the site at the Pavilion/Restroom, parking lot, and Quilt Garden is raised slightly to create positive rain drainage to a surrounding detention. The Rain Garden is approximately 0.5 acres of surface area (with holding capacity to be calculated during the engineering phase) and forms a moat. The Rain Garden design includes placing sand and gravel below the soil bed to allow rainwater to permeate into the ground reduce runoff from the site. The Rain Garden will also provide a stormwater holding system that will cause sediments to settle and ultimately not make their way to the Fox River. The lower portion of the basins will act as a sump and may require removal of sediment periodically, but easily done with limited maintenance.

The Rain Garden consists of native perennials that survive and flourish in the moist condition. At the entrance to the Pavilion/Restroom plaza a pedestrian bridge connects a drop-off lane from Water Street to the facility. This amenity will provide a scenic entry to the park. Also, another pedestrian bridge will cross over the Rain Garden along a path connect the Pavilion/Restroom to the Large Gathering Lawn to the north.

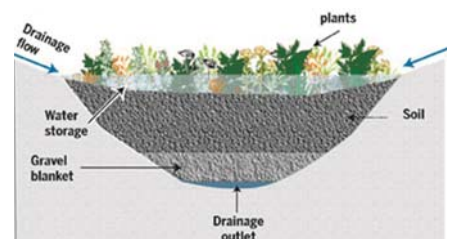
The Rain Garden located adjacent to the Fox River is connected to the other upper basins with stormwater piping. The lower basin is the last and deepest in the system which provides multiple opportunities to catch sediments from the park, Water Street and the bluff above.



*Rain Garden with interpretive sign*



*Rain Garden*

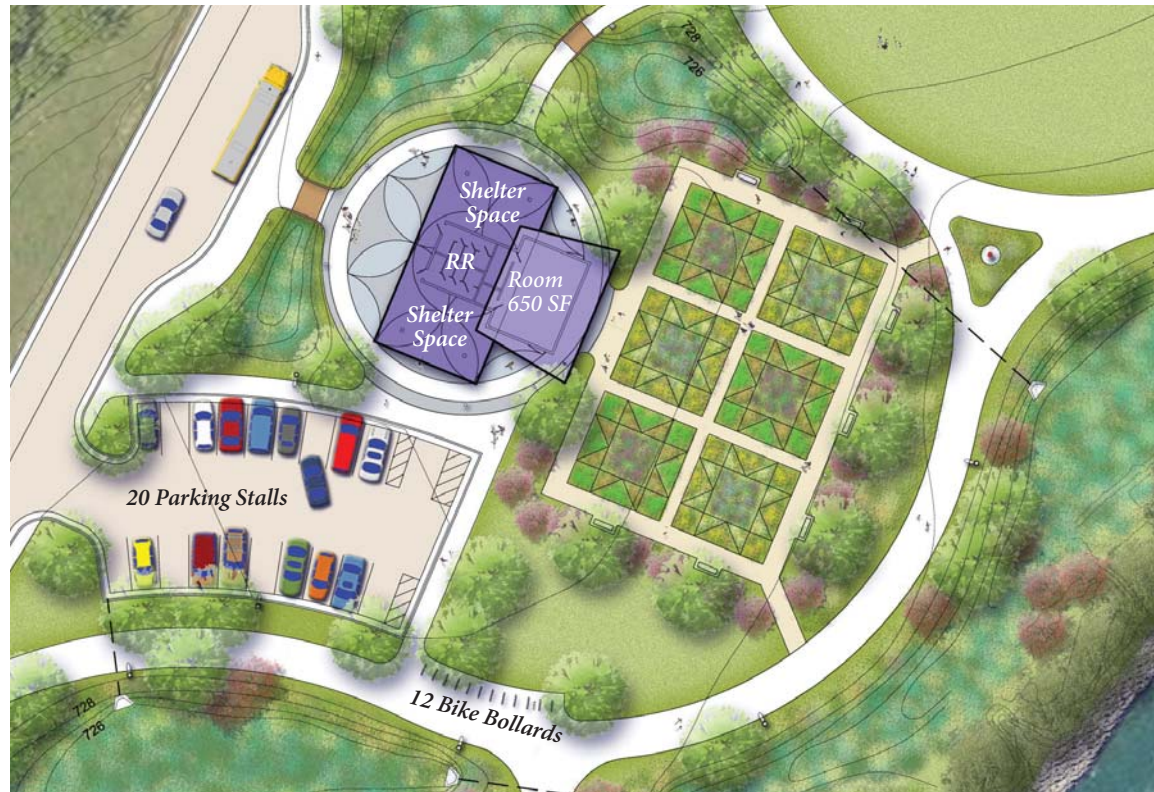


*Cross section of a rain garden*



## S - Pavilion/Restrooms

The center piece of the Quilt Garden is a 1,250 square foot Pavilion/Restroom building. The structure contains two 700 square foot covered shelter areas, a 650 square foot meeting room, and 3 facilities each for women and men restrooms all under 3,125 square feet of roof structure. The building sits in the center of a 6,000 sf plaza which is a continuation of the quilt pattern in the pavement, shown on plan as the "Wedding Ring" design. The gathering room is intended to have glass wall on three sides with views of the park and Quilt Garden.



*Pavilion/Restroom enlarged plan view*



*Pavilion/Restroom with potential green roof (sedum garden to match quilt pattern of the plaza below)*





*Park restroom building with wind turbines*



*Room with glass walls*

During the Schematic Design phase, an alternative larger building was developed. The scheme was incorporated in the site development for the Master Plan and a cost estimate for the Pavilion/Restroom Alternative is included in this report. The Alternate Pavilion/Restroom can occur as a future phase in the park if a larger facility is required.

The larger building includes a gather space of 2,500 square feet, 2 storage rooms and/or offices, and 3 facilities each for women and men restrooms. The entire building encompasses 3,500 square foot with a 5,000 square foot roof line but no covered outdoor shelters. The building overhang can be designed to cover bench seating on the Quilt Garden side and the entrance from the Water Street drop-off.

The parking lot for the larger building is expanded to 40 stalls to meet required standards for that type of park facility. The bike bollards and Quilt Garden would require modification from the smaller building layout but all of the amenities for the larger building fit within the initial plaza and Rain Garden design.



*Alternate Large Pavilion/Restroom enlarged plan view*



## **T - Future Trail Extension**

The Fox River is crossed by two rail lines on the south end of EKPP. The northern bridge is an active rail line but the south bridge has been abandoned. During the Schematic Concept phase the City of Appleton was given the opportunity to purchase the abandoned bridge. Future Appleton Trail plans call for the redesign of the structure to accommodate a multi-use trail connection from the Newberry Trail to EKPP, Lutz and Jones Parks as well as downtown. The trail connection will require crossing the active line with a safe, well designated, and accessible junction.

## **U - Steps to Pioneer Park**

The City of Appleton owns two parcels that extend between Prospect Avenue and Water Street potentially connect the upper bluff to the lower valley. The southernmost parcel contains a high voltage utility line. The other parcel was a former stairway that connected the 3rd Ward District to a City pool facility many years ago. The re-establishment of the stair connection from the upper bluff will strengthen the linkages of the City's park system.

The slope is steep and would require a ramp system with many switchbacks that would eliminate most to all of the existing vegetation and is not feasible for the site. A planned stairway with alternating level landing areas would blend in with the existing topography. Another traffic island would be added to Water Street for improvement pedestrian crossing to EKPP. The steps would be a future connection and are not a part of the EKPP development.

## **V - Overlook**

At the top of the bluff for the stair connection is a level area large enough to develop an overlook plaza with views of EKPP and the Fox River Valley. The size of the plaza could include bench seating and a shade structure. The overlook and steps provide another park for the Appleton system and a vital link from EKPP to downtown.

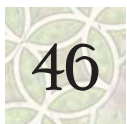
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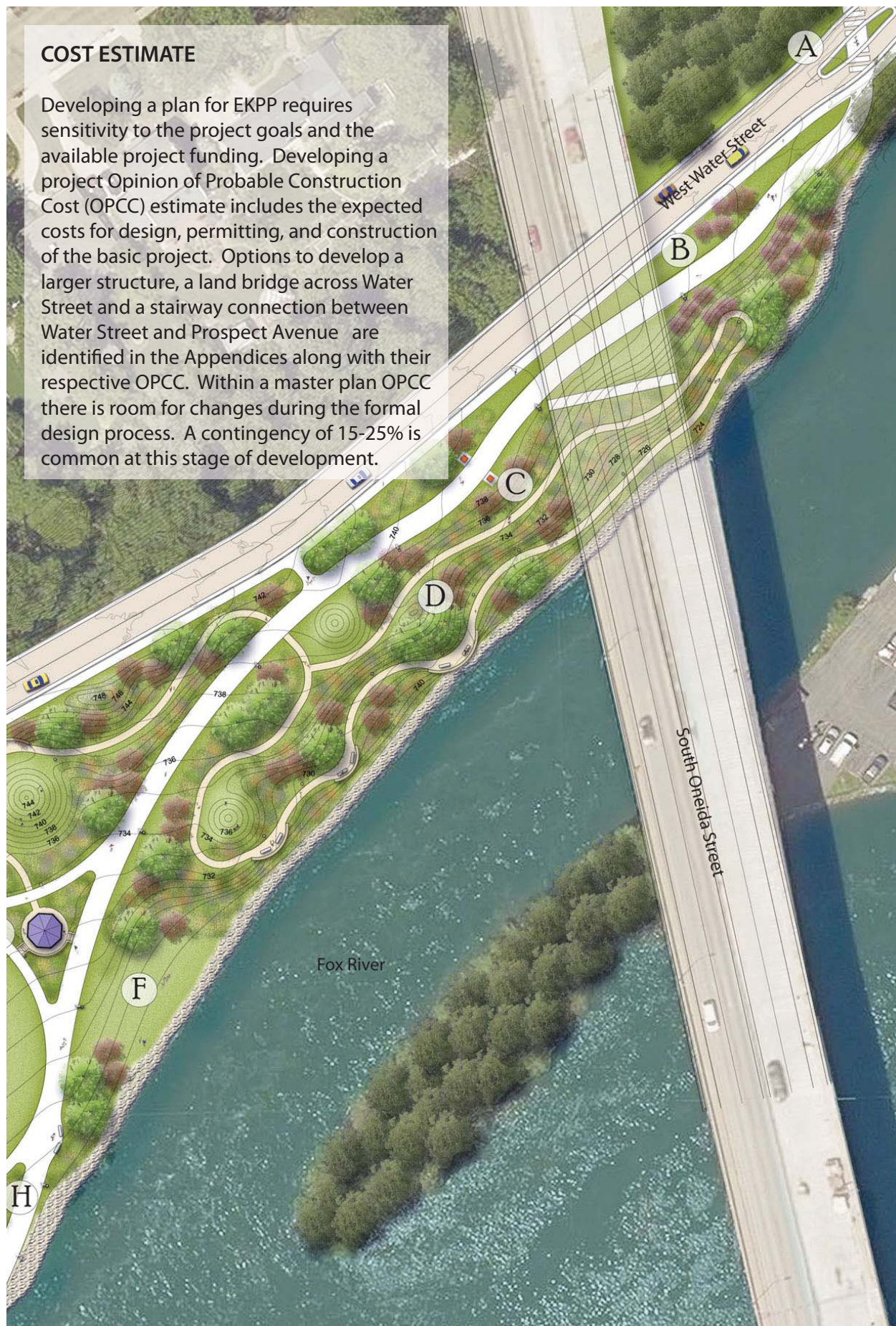
A detailed landscape architectural plan. The central feature is a large, light-green circular area. Surrounding it are various topographic contours labeled with elevations such as 734, 732, 730, 728, 726, and 724. To the bottom-left, there is a rectangular grid of smaller, patterned areas, possibly representing a garden or a building footprint. The bottom-right corner shows a body of water. The plan includes numerous small details like trees, paths, and structural elements.

## 4 - Cost Estimate



## COST ESTIMATE

Developing a plan for EKPP requires sensitivity to the project goals and the available project funding. Developing a project Opinion of Probable Construction Cost (OPCC) estimate includes the expected costs for design, permitting, and construction of the basic project. Options to develop a larger structure, a land bridge across Water Street and a stairway connection between Water Street and Prospect Avenue are identified in the Appendices along with their respective OPCC. Within a master plan OPCC there is room for changes during the formal design process. A contingency of 15-25% is common at this stage of development.





# POET'S GARDEN

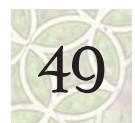
## Opinion of Probable Cost of Construction

Site Preparation				\$	137,800
Mobilization	\$ 20,000.00	LS	1	\$	20,000.00
Earth Work	\$ 10.00	CY	4,700	\$	47,000.00
Fill Material	\$ 20.00	CY	3,540	\$	70,800.00
Pavement and Walls				\$	77,155
Asphalt Pavement	\$ 3.00	SF	-	\$	-
Curb and Gutter	\$ 10.00	LF	-	\$	-
Concrete Walks	\$ 7.00	SF	7,550	\$	52,850.00
Crushed Stone Walks	\$ 2.50	SF	5,222	\$	13,055.00
Paver Units	\$ 16.00	SF	-	\$	-
Unilock Walls	\$ 25.00	SF	450	\$	11,250.00
Peace Ring Walls	\$ 65.00	SF	-	\$	-
Site Furnishings				\$	90,000
Metro Rest backless	\$ 2,000.00	EA	8	\$	16,000.00
Metro Rest w back	\$ 2,600.00	EA	-	\$	-
Collect Top Litter	\$ 2,000.00	EA	3	\$	6,000.00
Collect Top Recycle	\$ 1,800.00	EA	-	\$	-
Loop Bike Rack	\$ 600.00	EA	-	\$	-
12' Signal Light	\$ 5,000.00	EA	6	\$	30,000.00
35 Guide Bollard	\$ 2,200.00	EA	15	\$	33,000.00
Reeder Sign	\$ 5,000.00	EA	1	\$	5,000.00
Pedestrian Bridge	\$ 5,000.00	EA	-	\$	-
Boardwalk				\$	7,590
Boardwalk	\$ 100.00	SF	-	\$	-
Handrail	\$ 20,000.00	LS	-	\$	-
Rip Rap	\$ 46.00	CY	165	\$	7,590.00
Buildings				\$	-
Gazebo	\$ 32,000.00	LS	-	\$	-
Pavilion/Restroom	\$ 250.00	SF	-	\$	-
Utilities				\$	15,000
Electric Lines	\$ 15,000.00	LS	1	\$	15,000.00
Water Lines	\$ 10,000.00	LS	-	\$	-
Sanitary Lines	\$ 25,000.00	LS	-	\$	-
Stormwater Lines	\$ 75.00	LF	-	\$	-
Culvert	\$ 1,500.00	EA	-	\$	-
Landscape				\$	52,648
Decidious Trees	\$ 250.00	EA	20	\$	5,000.00
Ornamental	\$ 150.00	EA	37	\$	5,550.00
Large Shrubs	\$ 45.00	EA	16	\$	720.00
Small Shrubs	\$ 30.00	EA	1,250	\$	37,500.00
Sedum Beds					
Native Perinnials Seeding	\$ 3,800.00	AC	1.00	\$	3,800.00
Wetland Seeding	\$ 3,800.00	AC	-	\$	-
Lawn Seeding	\$ 310.00	AC	0	\$	77.50
Landscape Edging	\$ 3.50	LF	-	\$	-

Sub-Total \$ 380,193  
15% Contingency \$ 57,029  
10% Design \$ 43,722

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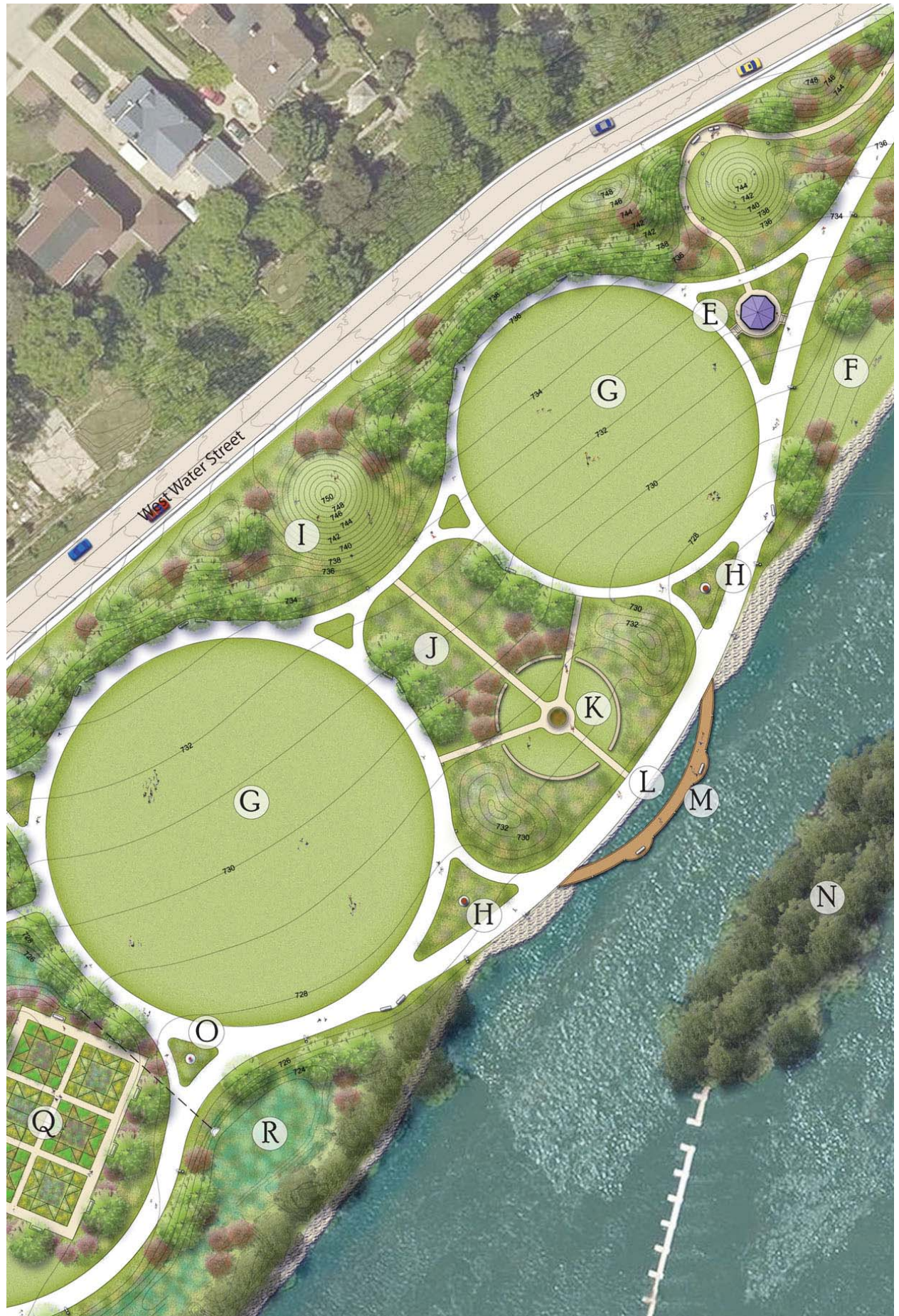
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## CENTRAL PARK

## Opinion of Probable Cost of Construction

Site Preparation					\$ 144,020
Mobilization	\$ 20,000.00	LS	1	\$ 20,000.00	
Earth Work	\$ 10.00	CY	8,510	\$ 85,100.00	
Fill Material	\$ 20.00	CY	1,946	\$ 38,920.00	
Pavement and Walls					\$ 169,150
Asphalt Pavement	\$ 3.00	SF	-	\$ -	
Curb and Gutter	\$ 10.00	LF	-	\$ -	
Concrete Walks	\$ 7.00	SF	20,450	\$ 143,150.00	
Crushed Stone Walks	\$ 2.50	SF	1,300	\$ 3,250.00	
Paver Units	\$ 16.00	SF	-	\$ -	
Unilock Walls	\$ 25.00	SF	-	\$ -	
Peace Ring Walls	\$ 65.00	SF	350	\$ 22,750.00	
Site Furnishings					\$ 62,000
Metro Rest backless	\$ 2,000.00	EA	4	\$ 8,000.00	
Metro Rest w back	\$ 2,600.00	EA	14	\$ 36,400.00	
Collect Top Litter	\$ 2,000.00	EA	7	\$ 14,000.00	
Collect Top Recycle	\$ 1,800.00	EA	2	\$ 3,600.00	
Loop Bike Rack	\$ 600.00	EA	-	\$ -	
12' Signal Light	\$ 5,000.00	EA	-	\$ -	
35 Guide Bollard	\$ 2,200.00	EA	-	\$ -	
Reeder Sign	\$ 5,000.00	EA	-	\$ -	
Pedestrian Bridge	\$ 5,000.00	EA	-	\$ -	
Boardwalk					\$ 91,710
Boardwalk	\$ 35.00	SF	1,200	\$ 42,000.00	
Handrails	\$ 150.00	LF	290	\$ 43,500.00	
Rip Rap	\$ 46.00	CY	135	\$ 6,210.00	
Buildings					\$ 32,000
Gazebo	\$ 32,000.00	LS	1	\$ 32,000.00	
Pavilion/Restroom	\$ 250.00	SF	-	\$ -	
Utilities					\$ 15,000
Electric Lines	\$ 15,000.00	LS	1	\$ 15,000.00	
Water Lines	\$ 10,000.00	LS	-	\$ -	
Sanitary Lines	\$ 25,000.00	LS	-	\$ -	
Stormwater Lines	\$ 75.00	LF	-	\$ -	
Culvert	\$ 1,500.00	EA	-	\$ -	
Landscape					\$ 29,175
Deciduous Trees	\$ 250.00	EA	36	\$ 9,000.00	
Ornamental	\$ 150.00	EA	24	\$ 3,600.00	
Large Shrubs	\$ 45.00	EA	45	\$ 2,025.00	
Small Shrubs	\$ 30.00	EA	65	\$ 1,950.00	
Sedum Beds					
Native Perennials Seeding	\$ 3,800.00	AC	2.70	\$ 10,260.00	
Wetland Seeding	\$ 3,800.00	AC	-	\$ -	
Lawn Seeding	\$ 310.00	AC	1	\$ 310.00	
Landscape Edging	\$ 3.50	LF	580	\$ 2,030.00	

Sub-Total \$ 543,055  
15% Contingency \$ 81,458  
10% Design \$ 62,451  
**Total \$ 686,965**

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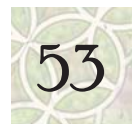
## QUILT GARDEN

### Opinion of Probable Cost of Construction

Site Preparation					\$ 143,800
Mobilization	\$ 20,000.00	LS	1	\$ 20,000.00	
Earth Work	\$ 10.00	CY	4,896	\$ 48,960.00	
Fill Material	\$ 20.00	CY	3,742	\$ 74,840.00	
Pavement and Walls					\$ 182,590
Asphalt Pavement	\$ 3.00	SF	5,950	\$ 17,850.00	
Curb and Gutter	\$ 10.00	LF	344	\$ 3,440.00	
Concrete Walks	\$ 7.00	SF	13,500	\$ 94,500.00	
Crushed Stone Walks	\$ 2.50	SF	3,360	\$ 8,400.00	
Paver Units	\$ 16.00	SF	3,650	\$ 58,400.00	
Unilock Walls	\$ 25.00	SF	-	\$ -	
Peace Ring Walls	\$ 65.00	SF	-	\$ -	
Site Furnishings					\$ 131,200
Metro Rest backless	\$ 2,000.00	EA	-	\$ -	
Metro Rest w back	\$ 2,600.00	EA	7	\$ 18,200.00	
Collect Top Litter	\$ 2,000.00	EA	3	\$ 6,000.00	
Collect Top Recycle	\$ 1,800.00	EA	2	\$ 3,600.00	
Loop Bike Rack	\$ 600.00	EA	12	\$ 7,200.00	
12' Signal Light	\$ 5,000.00	EA	7	\$ 35,000.00	
35 Guide Bollard	\$ 2,200.00	EA	21	\$ 46,200.00	
Reeder Sign	\$ 5,000.00	EA	1	\$ 5,000.00	
Pedestrian Bridge	\$ 5,000.00	EA	2	\$ 10,000.00	
Boardwalk					\$ 3,864
Boardwalk	\$ 3,000.00	LF	-	\$ -	
Handrail	\$ 20,000.00	LS	-	\$ -	
Rip Rap	\$ 46.00	CY	84	\$ 3,864.00	
Buildings					\$ 375,000
Gazebo	\$ 32,000.00	LS	-	\$ -	
Pavilion/Restroom	\$ 250.00	SF	1,500	\$ 375,000.00	
Utilities					\$ 78,250
Electric Lines	\$ 20,000.00	LS	1	\$ 20,000.00	
Water Lines	\$ 10,000.00	LS	1	\$ 10,000.00	
Sanitary Lines	\$ 25,000.00	LS	1	\$ 25,000.00	
Stormwater Lines	\$ 75.00	LF	190	\$ 14,250.00	
Culvert-Inlet	\$ 1,500.00	EA	6	\$ 9,000.00	
Landscape					\$ 58,708
Decidious Trees	\$ 250.00	EA	33	\$ 8,250.00	
Ornamental	\$ 150.00	EA	20	\$ 3,000.00	
Large Shrubs	\$ 45.00	EA	24	\$ 1,080.00	
Small Shrubs	\$ 30.00	EA	45	\$ 1,350.00	
Sedum Beds	\$ 7.00	SF	5,400	\$ 37,800.00	
Native Perennials Seeding	\$ 3,800.00	AC	0.40	\$ 1,520.00	
Wetland Seeding	\$ 3,800.00	AC	0.40	\$ 1,520.00	
Lawn Seeding	\$ 310.00	AC	0.3	\$ 93.00	
Landscape Edging	\$ 3.50	LF	1,170	\$ 4,095.00	
Sub-Total				\$ 973,412	
15% Contingency				\$ 146,012	
10% Design				\$ 111,942	
<b>Total</b>				<b>\$ 1,231,366</b>	

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## WATER STREET IMPROVEMENTS

### Opinion of Probable Cost of Construction

Site Preparation						\$	-
Mobilization	\$	50,000.00	LS	-	\$	-	-
Earth Work	\$	10.00	CY	-	\$	-	-
Fill Material	\$	20.00	CY	-	\$	-	-
Pavement and Walls						\$	106,650
Asphalt Pavement	\$	3.00	SF	12,400	\$	37,200.00	
Curb and Gutter	\$	10.00	LF	2,080	\$	20,800.00	
Concrete Walks	\$	7.00	SF	6,950	\$	48,650.00	
Crushed Stone Walks	\$	2.50	SF	-	\$	-	
Paver Units	\$	16.00	SF	-	\$	-	
Unilock Walls	\$	25.00	SF	-	\$	-	
Peace Ring Walls	\$	65.00	SF	-	\$	-	
Site Furnishings						\$	-
Metro Rest backless	\$	2,000.00	EA	-	\$	-	
Metro Rest w back	\$	2,600.00	EA	-	\$	-	
Collect Top Litter	\$	2,000.00	EA	-	\$	-	
Collect Top Recycle	\$	1,800.00	EA	-	\$	-	
Loop Bike Rack	\$	600.00	EA	-	\$	-	
12' Signal Light	\$	5,000.00	EA	-	\$	-	
35 Guide Bollard	\$	2,200.00	EA	-	\$	-	
Reeder Sign	\$	5,000.00	EA	-	\$	-	
Pedestrian Bridge	\$	5,000.00	EA	-	\$	-	
Boardwalk						\$	-
Boardwalk	\$	3,000.00	LF	-	\$	-	
Handrail	\$	20,000.00	LS	-	\$	-	
Rip Rap	\$	46.00	CY	-	\$	-	
Buildings						\$	-
Gazebo	\$	32,000.00	LS	-	\$	-	
Pavilion/Restroom	\$	250.00	SF	-	\$	-	
Utilities						\$	-
Electric Lines	\$	70,000.00	LS	-	\$	-	
Water Lines	\$	10,000.00	LS	-	\$	-	
Sanitary Lines	\$	25,000.00	LS	-	\$	-	
Stormwater Lines	\$	75.00	LF	-	\$	-	
Culvert	\$	1,500.00	EA	-	\$	-	
Landscape						\$	1,500
Decidious Trees	\$	250.00	EA	-	\$	-	
Ornamental	\$	150.00	EA	-	\$	-	
Large Shrubs	\$	45.00	EA	-	\$	-	
Small Shrubs	\$	30.00	EA	50	\$	1,500.00	
Sedum Beds							
Native Perinnials Seeding	\$	3,800.00	AC	-	\$	-	
Wetland Seeding	\$	3,800.00	AC	-	\$	-	
Lawn Seeding	\$	310.00	AC	-	\$	-	
Landscape Edging	\$	3.50	LF	-	\$	-	

Sub-Total \$ 108,150  
15% Contingency \$ 16,223  
10% Design \$ 12,437  
**Total \$ 136,810**



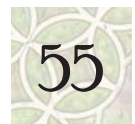
# ELLEN KORT PEACE PARK TOTAL COST

## Opinion of Probable Cost of Construction

Site Preparation					\$	425,620
Mobilization	\$ 60,000.00	LS	1	\$ 60,000.00		
Earth Work	\$ 10.00	CY	18,106	\$ 181,060.00		
Fill Material	\$ 20.00	CY	9,228	\$ 184,560.00		
Pavement and Walls					\$	535,545
Asphalt Pavement	\$ 3.00	SF	18,350	\$ 55,050.00		
Curb and Gutter	\$ 10.00	LF	2,424	\$ 24,240.00		
Concrete Walks	\$ 7.00	SF	48,450	\$ 339,150.00		
Crushed Stone Walks	\$ 2.50	SF	9,882	\$ 24,705.00		
Paver Units	\$ 16.00	SF	3,650	\$ 58,400.00		
Unilock Walls	\$ 25.00	SF	450	\$ 11,250.00		
Peace Ring Walls	\$ 65.00	SF	350	\$ 22,750.00		
Site Furnishings					\$	273,200
Metro Rest backless	\$ 2,000.00	EA	12	\$ 24,000.00		
Metro Rest w back	\$ 2,600.00	EA	21	\$ 54,600.00		
Collect Top Litter	\$ 2,000.00	EA	13	\$ 26,000.00		
Collect Top Recycle	\$ 1,800.00	EA	4	\$ 7,200.00		
Loop Bike Rack	\$ 600.00	EA	12	\$ 7,200.00		
12' Signal Light	\$ 5,000.00	EA	13	\$ 65,000.00		
35 Guide Bollard	\$ 2,200.00	EA	36	\$ 79,200.00		
Reeder Sign	\$ 5,000.00	EA	2	\$ 10,000.00		
Boardwalk					\$	103,164
Boardwalk	\$ 35.00	LF	1,200	\$ 42,000.00		
Handrail	\$ 150.00	LF	290	\$ 43,500.00		
Rip Rap	\$ 46.00	CY	384	\$ 17,664.00		
Buildings					\$	407,000
Gazebo	\$ 32,000.00	LS	1	\$ 32,000.00		
Restroom/Classroom	\$ 250.00	SF	1,500	\$ 375,000.00		
Utilities					\$	108,250
Electric Lines	\$ 50,000.00	LS	1	\$ 50,000.00		
Water Lines	\$ 10,000.00	LS	1	\$ 10,000.00		
Sanitary Lines	\$ 25,000.00	LS	1	\$ 25,000.00		
Stormwater Lines	\$ 75.00	LF	190	\$ 14,250.00		
Culvert	\$ 1,500.00	EA	6	\$ 9,000.00		
Landscape					\$	102,281
Decidious Trees	\$ 250.00	EA	89	\$ 22,250.00		
Ornamental	\$ 150.00	EA	81	\$ 12,150.00		
Large Shrubs	\$ 45.00	EA	85	\$ 3,825.00		
Small Shrubs	\$ 30.00	EA	85	\$ 2,550.00		
Sedum Beds	\$ 7.00	SF	5,400	\$ 37,800.00		
Native Perinnials Seeding	\$ 3,800.00	AC	4	\$ 15,580.00		
Wetland Seeding	\$ 3,800.00	AC	0	\$ 1,520.00		
Lawn Seeding	\$ 310.00	AC	2	\$ 480.50		
Landscape Edging	\$ 3.50	LF	1,750	\$ 6,125.00		
				Sub-Total	\$	1,955,060
				15% Contingency	\$	293,259
				10% Design	\$	224,832
				<b>Total</b>	<b>\$</b>	<b>2,473,150</b>

Ellen  
Kort  
Peace  
Park

Master  
Plan  
Report



## QUILT GARDEN with ALTERNATE LARGE PAVILION

### Opinion of Probable Cost of Construction

Site Preparation						\$	143,800
Mobilization	\$	20,000.00	LS	1	\$	20,000.00	
Earth Work	\$	10.00	CY	4,896	\$	48,960.00	
Fill Material	\$	20.00	CY	3,742	\$	74,840.00	
Pavement and Walls						\$	208,300
Asphalt Pavement	\$	3.00	SF	10,900	\$	32,700.00	
Curb and Gutter	\$	10.00	LF	525	\$	5,250.00	
Concrete Walks	\$	7.00	SF	17,700	\$	123,900.00	
Crushed Stone Walks	\$	2.50	SF	1,300	\$	3,250.00	
Paver Units	\$	16.00	SF	2,700	\$	43,200.00	
Unilock Walls	\$	25.00	SF	-	\$	-	
Peace Ring Walls	\$	65.00	SF	-	\$	-	
Site Furnishings						\$	122,200
Metro Rest backless	\$	2,000.00	EA	-	\$	-	
Metro Rest w back	\$	2,600.00	EA	5	\$	13,000.00	
Collect Top Litter	\$	2,000.00	EA	3	\$	6,000.00	
Collect Top Recycle	\$	1,800.00	EA	2	\$	3,600.00	
Loop Bike Rack	\$	600.00	EA	12	\$	7,200.00	
12' Signal Light	\$	5,000.00	EA	8	\$	40,000.00	
35 Guide Bollard	\$	2,200.00	EA	17	\$	37,400.00	
Reeder Sign	\$	5,000.00	EA	1	\$	5,000.00	
Pedestrian Bridge	\$	5,000.00	EA	2	\$	10,000.00	
Boardwalk						\$	3,864
Boardwalk	\$	3,000.00	LF	-	\$	-	
Handrail	\$	20,000.00	LS	-	\$	-	
Rip Rap	\$	46.00	CY	84	\$	3,864.00	
Buildings						\$	1,050,000
Gazebo	\$	32,000.00	LS	-	\$	-	
Pavilion/Restroom	\$	300.00	SF	3,500	\$	1,050,000.00	
Utilities						\$	78,250
Electric Lines	\$	20,000.00	LS	1	\$	20,000.00	
Water Lines	\$	10,000.00	LS	1	\$	10,000.00	
Sanitary Lines	\$	25,000.00	LS	1	\$	25,000.00	
Stormwater Lines	\$	75.00	LF	190	\$	14,250.00	
Culvert-Inlet	\$	1,500.00	EA	6	\$	9,000.00	
Landscape						\$	45,268
Decidious Trees	\$	250.00	EA	26	\$	6,500.00	
Ornamental	\$	150.00	EA	20	\$	3,000.00	
Large Shrubs	\$	45.00	EA	17	\$	765.00	
Small Shrubs	\$	30.00	EA	45	\$	1,350.00	
Sedum Beds	\$	7.00	SF	4,050	\$	28,350.00	
Native Perennials Seeding	\$	3,800.00	AC	0.40	\$	1,520.00	
Wetland Seeding	\$	3,800.00	AC	0.40	\$	1,520.00	
Lawn Seeding	\$	310.00	AC	0.3	\$	93.00	
Landscape Edging	\$	3.50	LF	620	\$	2,170.00	

Sub-Total \$ 1,651,682  
 15% Contingency \$ 247,752  
 10% Design \$ 189,943  
**Total \$ 2,089,378**



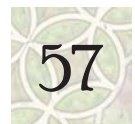
# ELLEN KORT PEACE PARK ALTERNATE TOTAL COST

## Opinion of Probable Cost of Construction

Site Preparation					\$	425,620
Mobilization	\$ 60,000.00	LS	1	\$ 60,000.00		
Earth Work	\$ 10.00	CY	18,106	\$ 181,060.00		
Fill Material	\$ 20.00	CY	9,228	\$ 184,560.00		
Pavement and Walls					\$	454,605
Asphalt Pavement	\$ 3.00	SF	10,900	\$ 32,700.00		
Curb and Gutter	\$ 10.00	LF	525	\$ 5,250.00		
Concrete Walks	\$ 7.00	SF	45,700	\$ 319,900.00		
Crushed Stone Walks	\$ 2.50	SF	7,822	\$ 19,555.00		
Paver Units	\$ 16.00	SF	2,700	\$ 43,200.00		
Unilock Walls	\$ 25.00	SF	450	\$ 11,250.00		
Peace Ring Walls	\$ 65.00	SF	350	\$ 22,750.00		
Site Furnishings					\$	264,200
Metro Rest backless	\$ 2,000.00	EA	12	\$ 24,000.00		
Metro Rest w back	\$ 2,600.00	EA	19	\$ 49,400.00		
Collect Top Litter	\$ 2,000.00	EA	13	\$ 26,000.00		
Collect Top Recycle	\$ 1,800.00	EA	4	\$ 7,200.00		
Loop Bike Rack	\$ 600.00	EA	12	\$ 7,200.00		
12' Signal Light	\$ 5,000.00	EA	14	\$ 70,000.00		
35 Guide Bollard	\$ 2,200.00	EA	32	\$ 70,400.00		
Reeder Sign	\$ 5,000.00	EA	2	\$ 10,000.00		
Pedestrian Bridge	\$ 5,000.00	EA	2	\$ 10,000.00		
Boardwalk					\$	103,164
Boardwalk	\$ 35.00	LF	1,200	\$ 42,000.00		
Handrail	\$ 150.00	LF	290	\$ 43,500.00		
Rip Rap	\$ 46.00	CY	384	\$ 17,664.00		
Buildings					\$	907,000
Gazebo	\$ 32,000.00	LS	1	\$ 32,000.00		
Restroom/Classroom	\$ 250.00	SF	3,500	\$ 875,000.00		
Utilities					\$	208,250
Electric Lines	\$ 50,000.00	LS	3	\$ 150,000.00		
Water Lines	\$ 10,000.00	LS	1	\$ 10,000.00		
Sanitary Lines	\$ 25,000.00	LS	1	\$ 25,000.00		
Stormwater Lines	\$ 75.00	LF	190	\$ 14,250.00		
Culvert	\$ 1,500.00	EA	6	\$ 9,000.00		
Landscape					\$	127,091
Decidious Trees	\$ 250.00	EA	82	\$ 20,500.00		
Ornamental	\$ 150.00	EA	81	\$ 12,150.00		
Large Shrubs	\$ 45.00	EA	78	\$ 3,510.00		
Small Shrubs	\$ 30.00	EA	1,360	\$ 40,800.00		
Sedum Beds	\$ 7.00	SF	4,050	\$ 28,350.00		
Native Perinnials Seeding	\$ 3,800.00	AC	4	\$ 15,580.00		
Wetland Seeding	\$ 3,800.00	AC	0	\$ 1,520.00		
Lawn Seeding	\$ 310.00	AC	2	\$ 480.50		
Landscape Edging	\$ 3.50	LF	1,200	\$ 4,200.00		
Sub-Total				\$		2,489,930
15% Contingency				\$		373,489
10% Design				\$		286,342
<b>Total</b>				<b>\$</b>		<b>3,149,761</b>

Ellen  
Kort  
Peace  
Park

Master  
Plan  
Report





Ellen  
Kort  
Peace  
Park

Master  
Plan  
Report

# Ellen Kort Peace Park







Ellen  
Kort  
Peace  
Park

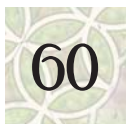
Master  
Plan  
Report

MASTER PLAN

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Ellen  
Kort  
Peace  
Park

Master  
Plan  
Report





A detailed landscape architectural site plan. The central feature is a large, light-green circular area with faint topographic contour lines labeled 730, 732, and 734. To the bottom-left, there is a rectangular grid of smaller green spaces, possibly a sports field or a formal garden. To the bottom-right, a body of water is visible, with a shoreline and a small peninsula. The entire plan is overlaid with a network of thin lines representing paths or boundaries. The text "5 - Attachments" is centered over the large circular area.

## 5 - Attachments

16 March 2017

## MEETING MINUTES

From: DANIEL J. WILLIAMS, ASLA

To: INTERESTED PARTIES



LUNDE ♦ WILLIAMS

RE: ELLEN KORT PEACE PARK

Subject: Ellen Kort Peace Park Large Group Committee Meeting Notes

On March 10, 2017 a large group committee meeting was held at the APRFMD Offices at Memorial Park. An agenda is attached. Attendees included:

Christine Williams, Alder District 10  
Patti Coenen, Alder District 11  
Brian Degroot, Historic 3rd Ward  
Ned Rozelle, Kort Family  
Kerry Williamsen, Kort Family  
Dylan Rozelle, Kort Family  
Kelly Rozelle, Kort Family  
Walt Kubisiak  
Vered Meltzer, Alder District 2  
Cindy Kort, Kort Family  
Denise Krueger, Kort Family  
Jayme Baehman, Kort Family  
Joe Martin, Alder District 4  
Linda Muldoon, Wombats and Historic 3<sup>rd</sup> Ward  
Alex Schultz, Sculpture Valley  
Monica Stage, City of Appleton Deputy Director of Economic Development  
Jenifer Stephany, Appleton Downtown Inc.  
Dean Gazza, APRFMD  
Tom Flick, APRFMD  
Steve Schrage, APRFMD  
Greg Hoekstra, APRFMD  
Bruce Lunde, Lunde Williams  
Dan Williams, Lunde Williams

The meeting began with Tom Flick giving an introduction to the project. The current contracted project is to prepare a conceptual plan and cost of construction estimate to be submitted in June for the 2018 budget. Subsequent phases will be design and engineering in 2018 and implementation in 2019.

Lunde Williams gave a brief presentation on the project area for the conceptual planning efforts, being from the railroad track and south of the former water treatment site to just north of the Oneida Street Bridge with connection to Jones Park. Lunde Williams prepared a base diagram showing the project site via an aerial photo with the topography from the water treatment plant and We Energy site overlain. The diagram will serve as the base for the concept and is attachment A.

The meeting was opened to discussion about the park and upcoming concept efforts. The following discussion occurred:





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- Joe Martin gave a brief description of the upcoming Water Street construction project
- Brian Degroot provided insight from the 3<sup>rd</sup> Ward and posed the question “What brings people to a park”. Events such as art shows and other public gatherings
- Ned Rozelle expressed the importance of bringing people to explore downtown while also considering the neighbors in developing a park. How to better capture transitional traffic through downtown and providing connections to Jones Park via a land bridge or some type of safe passage. Limit parking and pavement for vehicles.
- Joe Martin pointed out that events could easily be held at Ellen Kort Peace Park and that Water Street can be closed to through traffic during such events. Also, consider reducing the speed on Water Street and provide more pedestrian oriented pathways.
- Linda Muldoon suggested other sources of travel on Water Street.
- Brian Degroot pointed out that there are drainage issues at the south end of the park site and Water Street. This could affect future development of the site.
- Alex Schultz discussed the use of riparian land to preserve and create natural amenities in the park that could provide drainage and park features.
- Joe Martin highlighted the potential use and inclusion of the island located near the center of the park in the Fox River.
- Alex Schultz pointed out the current waterfowl issues in the open land and that the concept should include smaller spaces to help deter the geese population. He noted that Ellen Kort related to natural elements and reiterated the use of natural amenities in the park.
- Ned Rozelle asked “who dictates the water’s edge?”
- Bruce Lunde responded the Corp of Engineers and WisDNR. Lunde Williams has been in contact with the WisDNR concerning the project and has data on the remediation plans.
- Joe Martin described the canal and gave history of the hydro’s closure, twice in the last 15 years. The river can be drained to 3’ depth at that time.
- Patti Coenen suggested that Ellen Kort Peace Park be a passive, nature filled park since Jones Park is active. Ellen Kort Peace Park should also have some connectivity to the Fox River.
- Brian Degroot has observed that animals and birds have begun to return to the area since becoming an open space.
- Kerry Rozelle suggested providing viewing platforms for wildfowl on the island. She noted that Ellen Kort had a strong affection for the four senses (elements), Earth, Wind, Fire and Water and that the site has all but fire. Include some feature such as a circle with a fire ring. Venues for poetry, circular refection areas along the river and a bronze statue of Ellen or her writings be added somewhere in the park.
- Alex Schultz described some of the ideas from the Brief for Ellen Kort Peace Park that the committee previously prepared. Consider park elements such as words on stone, gateway gabions with poem stones etc.
- Christine Williams expressed concern over parking at Fratello’s that is adjacent to the park and who would be using those spaces.

At this time in the meeting Dean Gazza requested that Lunde Williams present the ideas that were included in their professional services submittal for the project. The ideas created for the proposal were projected and Dan Williams described the plan that was submitted. The plan is attachment B.

The following initial comments were made:

- Joe Martin requested the use of lights such as sentinels in the park as well as art lighting.



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- Jayme Baehman asked whether the WE Energy site is being purchased or leased.
- Dean Gazza stated that the WE Energy site will potentially be leased but most likely not purchased. Could be a partnership with WE Energy.
- Jenifer Stephany requested what are the elements to activate the park such as art spaces, places for corporate funding, and opportunities for small commerce (food carts or rental spaces for bikes, kites, etc.).
- Alex Schultz suggested flexible spaces for art that could rotate giving more interest for visitors to the park.
- Jenifer Stephany pointed out the opportunities of the gateways to the park and asked what could happen in the winter months to draw interest to the park.

At that time in the discussion, Dean Gazza requested, given the limited time left, that each meeting attendee give their respected thoughts about the presented plan and if they had additional ideas. The Responses are as follows:

- Patti Coenen like the plan and would add a fire ring and poetry elements in the park.
- Brian Degroot didn't like the access to Pioneer Park and would like to see that handled in a different way to limit imposing on the 3<sup>rd</sup> Ward neighborhood. Overall like the concept.
- Ned Rozelle like the concept and expressed how Ellen Kort had a great sense of humor and the park should reflect her joy.
- Kerry Williamsen liked the plan and would add more circular forms which were a favorite form of Ellen Kort's. Consider created two circles where a large oval open space is shown on the plan.
- Kelly Rozelle also liked the initial plan but had some concerns with touching the water given the nature of the Fox River in this location. She also questioned funding for the park and if there has been any organization set up for the development of Ellen Kort Peace Park.
- Walt Kubisiak would like to keep the park as natural as possible.
- Cindy Kort would like to see interactive elements, lighting as art, projecting poetry, but limit some lighting such as parking etc..
- Denise Krueger liked the plan and requested that the committee's brief ideas be used in the planning efforts. She would also like to see the tamaracks on site protected.
- Jayme Baehman like the plan and would add a land bridge to Jones Park and limit parking.
- Joe Martin like the plan as a beginning and expressed the need to consider ADA requirements as much as possible in the park.
- Linda Muldoon would add stairs to Pioneer Park and an additional entrance, central to the park along Water Street.
- Alex Schultz would like more natural areas and less lawn, breaking up the large open space shown on the plan. Agreed with more circular forms.
- Dean Gazza would like to add a gazebo to the site.
- Monica Stage would also like to see the plan broken up into smaller spaces with tributes to Ellen Kort. Consider year round use in the park while planning. She would like to see a small gathering area (30 people) be added to any structure. A glass box with views of the park.
- Alex Schultz commented that a building structure could be built into the hill and have a green roof and become part of the landscape.
- Kerry Williamsen commented that Ellen Kort gave back to the community by working with local schools.
- Joe Martin provided support for the project as it moves forward from a City Council and Park Board perspective.



- Jenifer Stephany would like to see flexible spaces for public art and experiences with the river in a safe environment.

At the completion of the comment period the meeting was brought to closure by Tom Flick. The APRFMD outlined the next steps for the formal committee to be a small group of participants to provide for efficient workgroup meetings. A sign in sheet was passed around and the APRFMD will be keeping in contact with all of the participants from the meeting throughout the planning process.

The Ellen Kort Peace Park committee will be informed of the next meeting and the project schedule. There will also be a public open house for general comments later in the process.

Please contact Dan Williams for any error or omissions in these Meeting Minutes.

END OF MINUTES



LUNDE ♦ WILLIAMS

13 April 2017

## MEETING MINUTES

From: DANIEL J. WILLIAMS, ASLA

To: INTERESTED PARTIES

RE: ELLEN KORT PEACE PARK

Subject: Ellen Kort Peace Park Steering Committee Meeting Notes



LUNDE ♦ WILLIAMS

On April 11, 2017 a Steering Committee meeting was held at the APRFMD Offices at Memorial Park. An agenda is attached. Attendees included:

Patti Coenen, Alder District 11  
Brian Degroot, Historic 3rd Ward  
Kerry Williamsen, Kort Family  
Jayme Baehman, Kort Family  
Alex Schultz, Sculpture Valley  
Monica Stage, City of Appleton Deputy Director of Economic Development  
Jenifer Stephany, Appleton Downtown Inc.  
Tom Flick, APRFMD  
Steve Schrage, APRFMD  
Greg Hoekstra, APRFMD  
Bruce Lunde, Lunde Williams  
Dan Williams, Lunde Williams

The meeting began with Tom Flick giving an update to the project. The schedule is for Steering Committee meetings on April 24<sup>th</sup> and late May (May 19<sup>th</sup> although this may change) and a Public Open House in the evening on May 4<sup>th</sup>.

Lunde Williams presented an update to the concept with revisions from input given at the March 10<sup>th</sup> meeting. The updated concept is attached. The presentation included the beginning collection of potential site elements such as lighting and site furniture.

The meeting was opened to discussion about the park and the following discussion occurred:

- Lunde Williams will be developing Opinion of Probable Cost of Construction for the development of the park on a discrete line item format. Items may be kept, moved to future phasing, or eliminated based on funding availability.
- Monica Stage suggested making a stronger connection to the Paper Discovery Center.
- Brian Degroot was concerned the parking area was located too close to the curve in Water Street and that the lot be moved further south along the street. The connection to Pioneer Park via steps is located in the same curve and possesses a problem for pedestrians crossing Water Street.
- Tom Flick suggested adding a traffic island in the middle of Water Street for an improved crossing. He felt that the City Engineering would be amenable to an addition of a traffic island and that he would confer with the appropriate City staff.





LUNDE ♦ WILLIAMS

- Tom Flick commented that no fire or open flame will be allowed by the City Fire Department in the park after discussion during the presentation about a fire ring in the park.
- Dan Williams suggested gabion basket filled with illuminated glass to mimic fire.
- Alex Schultz supported the opportunity for the “fire ring” element be some type of sculpture or art form.
- Tom Flick agreed that any “fire element” will need to be illuminated such as glass to mimic fire.
- Greg Hoekstra suggested adding a grass buffer between the trails and the Quilt Garden given the use of salt to clear paths. The discussions lead to the request to have the trail head large enough to handle traffic from 3 trails converging and the building plaza area.
- Patti Coenen commented on the location of the outdoor shelter portion of the building. The orientation is shown toward the parking and may offer better visibility to the park if rotated.
- Monica Stage questioned the size and use of the “glass box” portion of the building. She suggested providing an option that would show a much larger gathering space for the site. Future discussions with the Paper Discovery Center will be conducted by the City.
- Dan Williams agreed to show a version 4 times in size as a concept for the site.
- Discussion about trail widths was asked by several attendees. The plan shows 12’ width for the main multi-use path, 6’ for paved secondary walks, and 4’ gravel fines pathways in the Quilt and Poet’s Gardens. A request was made to make the large circular walk 10’ where it is shown as 6’ for future events such as art fairs etc...
- Brian Degroot discussed the birding that occurs in the Fox River near the islands adjacent to the park. He suggested eliminating the bridge connection.
- Alex Schultz agreed and suggested creating a secondary walk out over the river parallel to the path as show as a cantilever boardwalk on the plan.
- Lunde Williams will provide 2 concepts for the area, the bridge crossing and a pile supported boardwalk parallel to shore, bowing separately and slightly outward from the main walk.
- Tom Flick asked to study lighting for the park.
- Dan Williams presented ideas to date and provide some beginning looks at light fixtures and benches for the park.
- Brian Degroot suggested the use of historic looking fixtures found in that park of downtown.
- The group discussed showing a variety of types of fixtures and furniture to solicit public input in the future.
- Tom Flick requested the addition of a park sign meeting standards be shown on the concept. Parks will provide Lunde Williams standards.

At the completion of the meeting, Lunde Williams summarized their next steps. The next meeting will be held on April 24<sup>th</sup> in which the concept will be modified to reflect comments. In addition, 2 concepts will be developed for the Land Bridge (or surface connection), island bridge connection (or non-connection), and the trailhead area and same verses larger building size.

Lunde Williams will also provide site furnishing and lighting examples at the next meeting. There will be several variations presented to be narrowed down for the May 4<sup>th</sup> Public Open House presentation.

Please contact Dan Williams for any error or omissions in these Meeting Minutes.

END OF MINUTES

27 April 2017

## MEETING MINUTES

From: DANIEL J. WILLIAMS, ASLA

To: INTERESTED PARTIES

RE: ELLEN KORT PEACE PARK

Subject: Ellen Kort Peace Park Steering Committee Meeting Notes



LUNDE ♦ WILLIAMS

On April 24, 2017 a Steering Committee meeting was held at the APRFMD Offices at Memorial Park. An agenda is attached. Attendees included:

Brian Degroot, Historic 3rd Ward  
Cindy Kort, Kort Family  
Denise Krueger, Kort Family  
Alex Schultz, Sculpture Valley  
Monica Stage, City of Appleton Deputy Director of Economic Development  
Jenifer Stephany, Appleton Downtown Inc.  
Tom Flick, APRFMD  
Steve Schrage, APRFMD  
Dean Gazza, APRFMD  
Greg Hoekstra, APRFMD  
Bruce Lunde, Lunde Williams  
Dan Williams, Lunde Williams

The meeting began with Tom Flick giving an update to the project. The mailer for the Public Open House in the evening on May 4<sup>th</sup> has been sent out.

Lunde Williams presented an update to the concept with revisions from input given at the April 11<sup>th</sup> meeting. The presentation was of 2 concepts for the Land Bridge and Trailhead Building areas. A variety options for light fixtures and site furniture was presented for input by the committee to share at the Public Open House.

The meeting was opened to discussion about the park and the following discussion occurred:

- Question was raised for the potentially widening the paving at the north side of the smaller circle to 10' to match the larger circle. The decision was to keep as shown at 6'.
- Add exit ramp for bicycles to Water Street at base of Land Bridge.
- Add steps from higher portion of the Land Bridge to the Poet's Garden path. Add more benches along river between the Poet's Garden and Trailhead Building area.
- The location of the gazebo was questioned. The location shown was decided to be appropriate.
- Change label from Sentinel Sculptures to Sculptural Spots.
- Add a radius walkway to the connecting walk north of the Butterfly Garden. Create another triangular open space to have the cardinal points at the large circle.
- There was a discussion about dogs in the park. The discussion will continue outside of this planning process.





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- Add parking to the concept with the larger building. Remove the Quilt Garden at the end of the parking shown and extend the lot.
- Comment was made that the restroom portion of the larger building could be built first and the larger meeting space be a later phase.
- Potentially locate the larger building closer to the river splitting the northern Quilt Garden on either side of the structure.
- Explore the option of relocating sculptures from other parks to Ellen Kort Peace Park, such as the Native American sculpture at Pierce Park, which may be more appropriate at EKPP.
- 3 pedestrian scale and 3 bollard light fixtures were selected to carry forward in planning efforts.
- All light fixtures are to have warm colored LED lights.

At the completion of the meeting, Lunde Williams summarized their next steps. The Public Open House will be held at 6:00 pm on May 4<sup>th</sup> at the Screig Center. Lunde Williams will prepare a PowerPoint presentation and provide hard copy prints mounted on boards of the 2 concepts.

Please contact Dan Williams for any error or omissions in these Meeting Minutes.

END OF MINUTES

15 May 2017

## MEETING MINUTES

From: DANIEL J. WILLIAMS, ASLA

To: INTERESTED PARTIES

RE: ELLEN KORT PEACE PARK

Subject: Ellen Kort Peace Park Public Open House



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On May 4, 2017 a Public Open House was held at the Screig Center at Memorial Park. An attendance sheet of participants is attached.

The meeting began with Tom Flick giving an update to the project and an introduction of the design team of Lunde Williams.

Lunde Williams gave a PowerPoint presentation showing 2 concepts for the Ellen Kort Peace Park site which encompasses the former water treatment facility (City property) and the We Energy site (potential lease area). The project schedule was outlined to the participants. The current project is the conceptual design phase, a master planning effort to establish a budget for building the park. To be followed in 2018 with design and detail plans and specifications and implementation of the park in 2019. Lunde Williams will provide a cost estimate to APFRMD for inclusion in the City budget in June, 2017.

The concepts include a Poet's Garden with bench seating overlooking the Fox River, 2 circular lawn areas for group gatherings, small gazebo, peace ring (additional gathering area), overlook boardwalk or connection to island in Fox River, Quilt Gardens, restroom/pavilion structure (one small and one large version) with parking, and steps up to Prospect Avenue. The concepts include a main walk, 12' wide, which is an extension of the trail system of Appleton. The vegetation shown on the plans represent native perennial beds and native trees and shrubs. The Quilt Gardens are proposed to be planted with sedums in colorful patterns. One option shows a potential "Land Bridge" connection over Water Street to Jones Park.

During the presentation, images were included of potential uses and element in the Park as well as visual representation of built projects for example of what could be.

At the completion of the presentation the meeting was opened to general questions by the participants. The following questions and responses were:

- Is the park accessible – yes, the entire park could be designed to require no handrails and paving meet ADA standards.
- Are the steps to Prospect necessary – The steps are shown as a general design solution for future planning, but not part of the Ellen Kort Peace Park engineering and implementation. Overall there was mixed support leaning toward favoring the steps as an added amenity to connecting parks and trails.
- Are the plants native – The intent is to have all native materials which detail design will be developed in 2018.
- Is the bridge to the island desired and/or a required element in park – No, a concept discussed during the steering committee meeting. The consensus during the Open House discussions was the not connect to the island; rather



have the overlook boardwalk with benches parallel to shoreline, out in the Fox River.

- General comment was the smaller building was much more desirable for the size of the park with the larger building and more parking not favored due to added pavement in potential green space. Some offstreet parking was desired with potential reorientation of the small parking area similarly to the orientation of the large lot show with the larger building.

After the questioning period the meeting was opened to general discussion held around printed hard copies of the plans in informal gatherings. The main points of discussion continued were:

- Show the small restroom/pavilion building
- No bridge to island – don't disturb wildlife
- A mixed reaction to the steps Prospect Avenue

At the completion of the meeting, Lunde Williams provided APFRMD the 2 printed plans for display at Park Headquarters. Open House participants were asked to provide their email addresses for future questions and recommendations.

Please contact Dan Williams for any error or omissions in these Meeting Minutes.

END OF MINUTES



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30 June 2017

## MEETING MINUTES

From: DANIEL J. WILLIAMS, ASLA

To: INTERESTED PARTIES

RE: ELLEN KORT PEACE PARK

Subject: Ellen Kort Peace Park Steering Committee Meeting Notes



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On June 6, 2017 a Steering Committee meeting was held at the APRFMD Offices at Memorial Park. An agenda is attached. Attendees included:

Brian Degroot, Historic 3rd Ward  
Cindy Kort, Kort Family  
Jayme Bleick-Baehman, Kort Family  
Kerry Williamsen, Kort Family  
Alex Schultz, Sculpture Valley  
Monica Stage, Deputy Director of Community & Economic Development Dept.  
Patti Coenen, Alder District 11  
Tom Flick, APRFMD  
Steve Schrage, APRFMD  
Bruce Lunde, Lunde Williams  
Dan Williams, Lunde Williams

The meeting began with Tom Flick giving an update to the project. The Park Master Plan will be submitted to Common Council late June or early July for approval. APRFMD will submit a budget for the park design, engineering, and site prep related activities such as boring samples for 2018. The next phase of the project request for proposal will occur in December, 2017.

Lunde Williams presented an update to the concept with revisions from input given at the May 4<sup>th</sup> Open House and by City staff. Lunde Williams discussed the preparation of the Master Plan Report which will consist of the process and planning steps to reach the Master Plan and budget to be submitted to Common Council. The Park is shown in three areas to give more detail for plan review and cost breakdown. Those areas are: Poet's Garden, Central Park, and Quilt Garden. Modifications to the plan were primarily with the pavilion/restroom, parking and Quilt Gardens.

The meeting was opened to discussion about the park and the following discussion occurred:

- Alex requested the addition of the bike turnoff lane just south of the proposed Gateway directing users to Water Street if the desire is to bypass the park.
- Tom suggested showing images of grass mounds that would be found at EKPP. Perhaps an illustration.
- Tom prefers to show Peace Pole images with multiple languages. The Master Plan Report will discuss the opportunity for a Peace Poles to include as many languages as represented in the ethnicity of Appleton.
- Tom noted that the public and City staff preferred to have a parking lot perpendicular to Water Street with one entry drive.
- Tom requested adding more access paths to the Quilt Garden.





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- Alex suggested path connects at the corner of the Quilt Garden opposite the pavilion building.
- Monica asked if the larger building would be shown in the document. Lunde Williams will be providing plans and cost for the larger building and related parking in the Master Plan Report. The consensus of the Steering Committee is to show the larger building (2,000 to 3,000sf) and parking in the same area as the smaller building for potential future expansion.
- Alex suggested the larger building could have a green roof that would be a quilt garden to expand the design and lessen the structures view from higher elevations around the park.
- Patti supported the option to grow the facility in the future and not limit the City's opportunities.
- Alex asked what the minimum size of expected school groups is? The consensus is that there would be the potential for whole class groups which would require somewhat large or separate smaller rooms.
- Monica expressed the building discussion could fall with the Common Council in their desire for future City amenities.
- Tom would like to show the larger building as an overlay to the smaller for future presentation and discussions.
- Dan asked if the cost for right-of-way improvements fall with park cost or under City street improvements. Tom requested the inclusion of curb and gutter, asphalt patch, and sidewalks in the Water Street right-of-way are included in the cost for EKPP. Lunde Williams will show a separate cost for Water Street improvements.

The June 6<sup>th</sup> meeting was the last for the 2017 phase of the development of Ellen Kort Peace Park. Lunde Williams will complete the revisions to the plan and prepare a draft Master Plan Report to submit to APRFMD for review. After the review and comment period the final Master Plan Report will be prepared for APRFMD submittal to the Park and Recreation Committee at their July 10<sup>th</sup> meeting.

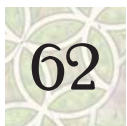
Please contact Dan Williams for any error or omissions in these Meeting Minutes.

END OF MINUTES

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Ellen  
Kort  
Peace  
Park

Master  
Plan  
Report





**City of Appleton - Reid Golf Course**  
**2017 Revenues - June 30, 2017**

	2016		2017	
<u>Green Fees</u>	<u>2016 Y-T-D Rounds</u>	<u>Total Revenue</u>	<u>Rounds</u>	<u>Total Revenue</u>
Weekday-18 Holes	923	\$18,205.33	685	\$13,467.17
Weekday-9 Holes	5,408	\$79,694.37	4,504	\$66,227.48
Weekend - 18-Holes	486	\$14,248.97	757	\$19,385.74
Weekend - 9 Holes	919	\$16,565.59	1,448	\$21,747.01
Twilight Golf	1,839	\$18,271.06	1,205	\$12,526.63
Passholder Rounds	3,054		3,511	
Promo Rounds				
Coupon Rounds	311	\$1,000.00	224	\$805.72
Outing/Tournament Rounds	97	\$4,323.11	148	\$2,939.48
Other	799	\$17,346.09	775	\$14,621.62
High School Rounds	401		579	
<b>Sub-Totals</b>	<b>14,237</b>	<b>\$169,654.52</b>	<b>13,836</b>	<b>\$151,720.85</b>
<u>Pass/Coupon/Discount Card Sales</u>	<u>2016 Y-T-D Sales</u>	<u>Total Revenues</u>	<u>2017 Y-T-D Sales</u>	<u>Total Revenues</u>
Pass Sales	114	\$49,030.00	118	\$57,217.00
Corporate Pass Sales	4	\$9,875.00	7	\$17,500.00
Coupon Sales	41	\$3,653.90	49	\$4,049.00
Discount Cards	90	\$2,700.00	120	\$3,600.00
<u>Cart Revenue</u>	<u>2016 Y-T-D Cart Sales</u>	<u>Total Revenues</u>	<u>2017 Y-T-D Cart Sales</u>	<u>Total Revenues</u>
Cart Fee	4,188	\$41,199.32	3,813	\$38,842.33
Annual Cart Passes	18	\$9,810.00	21	\$11,215.00
<u>Practice Range</u>	<u>2016 Y-T-D Sales</u>	<u>Total Revenues</u>	<u>2017 Y-T-D Sales</u>	<u>Total Revenues</u>
Driving Range	1,778	\$11,941.63	1,643	\$10,311.60
Annual Range Pass	12	\$3,062.50	11	\$2,715.00

	2016 Y-T-D	Total	2017 Y-T-D	Total
<i><b><u>Golf Shop Merchandise</u></b></i>	<b><u>Sales</u></b>	<b><u>Revenues</u></b>	<b><u>Sales</u></b>	<b><u>Revenues</u></b>
Balls/Assessorries/Apparel/Misc.	1,194	\$7,521.32	1,097	\$8,863.57
Gift Cards	132	\$6,680.12	125	\$4,809.56
Lessons*	8	\$330.00	132	\$6,990.00
Other Rentals**	334	\$2,324.45	399	\$2,286.80
	2016 Y-T-D	Total	2017 Y-T-D	Total
<i><b><u>Food and Beverage</u></b></i>	<b><u>Sales</u></b>	<b><u>Revenues</u></b>	<b><u>Sales</u></b>	<b><u>Revenues</u></b>
Food	2,867	\$7,927.02	2,711	\$6,996.19
Beverage	4,442	\$9,228.43	3,695	\$7,432.40
Catering/Banquet			263	\$1,551.77
Alcohol Sales	7,056	\$30,592.96	6,465	\$28,112.70
<b>Total Revenue (All Categories)</b>		<b>\$365,531.17</b>		<b>\$364,213.77</b>

\*Lessons include private, group and juniors

\*\*Other rentals include additional revenue club rentals, pull carts & locker rentals.



Reid Golf Course Budget June 30th Expense Report

Description	Budget	End of June Expenses	Available
Regular Salaries	\$161,359	(\$57,115)	\$104,244
Overtime	\$528	(\$572)	(\$44)
Part-Time	\$123,781	(\$42,870)	\$80,911
Fringes	\$80,078	(\$29,132)	\$50,946
Training and Conferences	\$1,000	(\$305)	\$695
Office Supplies	\$600	(\$161)	\$439
Memberships & Licenses	\$1,566	(\$1,489)	\$77
Food & Provisions	\$100	\$0	\$100
Printing & Reproduction	\$2,500	(\$1,100)	\$1,400
Clothing	\$750	(\$60)	\$690
Accounting/Audit	\$2,800	\$0	\$2,800
Bank Services	\$13,000	(\$3,250)	\$9,750
Consulting Services	\$1,500	\$0	\$1,500
Advertising	\$11,000	(\$6,598)	\$4,402
Insurance	\$7,785	(\$3,892)	\$3,893
Rent	\$27,191	(\$9,311)	\$17,880
Depreciation Expense	\$67,365	(\$33,684)	\$33,681
Facilities Charges	\$32,264	(\$12,083)	\$20,181
CEA Equipment Rental	\$89,151	(\$32,057)	\$57,094
Software Support	\$2,369	(\$185)	\$2,184
Interest Payments	\$13,320	(\$6,660)	\$6,660
General Fund	\$17,900	(\$8,950)	\$8,950
Internal Services	\$0		\$0
Bldg Maintenance/Janitorial	\$3,500	(\$380)	\$3,120
Landscape Supplies	\$36,400	(\$29,930)	\$6,470
Concession Supplies	\$58,500	(\$30,651)	\$27,849
Miscellaneous Supplies	\$3,000	(\$1,140)	\$1,860
Gas Purchases	\$13,000	(\$5,566)	\$7,434
Miscellaneous Equipment	\$3,700	(\$2,068)	\$1,632
Collection Services	\$1,100	(\$355)	\$745
Contractor Fees	\$2,000	\$0	\$2,000
Equipment Repair & Maintenance	\$5,000	(\$2,458)	\$2,542
Other Interfund Charges	\$3,000	\$0	\$3,000
Electric	\$22,233	(\$6,088)	\$16,145
Gas	\$6,500	(\$3,087)	\$3,413
Water	\$2,100	(\$556)	\$1,544
Waste Disposal/Collection	\$1,880	(\$863)	\$1,017
Stormwater	\$12,120	(\$5,631)	\$6,489
Telephone	\$2,900	(\$1,643)	\$1,257
Cellular Telephone	\$904	(\$381)	\$523
Other Utilities (DirecTV)	\$1,700	(\$457)	\$1,243
	<b>\$837,444</b>	<b>(\$340,728)</b>	<b>\$496,716</b>

Regular Salaries, Labor Pool Allocations, Unemployment

Fringes, Vacation Pay