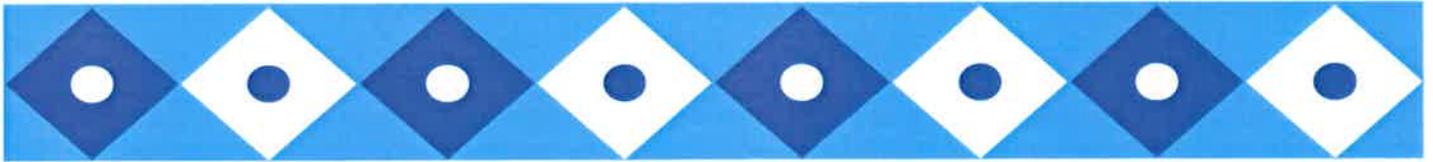


City of Kewaunee

Harbor Master Plan

Approved October 14, 2019





Funded By:

**Wisconsin Coastal Management Program
National Oceanic and Atmospheric Administration,
Office for Coastal Management under
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Grant # NA 18NOS4190091**





Table of Contents

◆ Introduction	4
◆ Project Description	6
◆ Past Planning Efforts	8
◆ Process	10
◆ Mission and Vision	12
◆ Purpose and Goals	13
◆ Existing Conditions	14
◆ Harbor Analysis	18
◆ Priorities	20
◆ Harbor Park	21
◆ Beach Park	25
◆ City Campground	29
◆ Marina Facilities	33
◆ River Landing	36
◆ Connectivity	40
◆ Future Development Opportunities	46
◆ Prioritized Implementation Schedule	48
◆ Next Steps	49
◆ Appendices	50
◆ A: SWOT Analysis	51
◆ B: Data from Survey	53
◆ C: Data from Meetings	54
◆ D: Detailed Prioritized Implementation Schedule	55
◆ E: Design Charrettes	63



Introduction

The City of Kewaunee is located on the shore of Lake Michigan, just south of Door County (which is perhaps Wisconsin's best known tourist destination). The City of Kewaunee is also less than an hour from Green Bay, the largest nearby city with an airport. There are several nearby inland lakes, a river, as well as Lake Michigan that offer world-class boating, sailing, fishing, kayaking, canoeing, and other water sports. Between having a great lifestyle for residents, year-round sports, community events, and being the gateway to Door County, Kewaunee has a lot to offer. The City of Kewaunee has quality schools, low crime rates, short commutes to work, affordable housing stock, a comprehensive park system, and excellent public safety. As Americans increase their travel and recreation budgets, now is the time for Kewaunee to make the most of all that it has to offer.

Tourism has seen some big changes in the last several years. Travelers have lost interest in chain restaurants, chain lodging, and commonplace attractions. They want local food, unique attractions, and connection to the lifestyles of local people. This change provides a significant opportunity for Kewaunee and acts as an underlying theme for future activities related to developing the waterfront areas discussed in this plan.





Introduction

For thousands of years, the people of Kewaunee have built their economy on the environment of our area, most notably our lakefront. Native people in the area were dependent upon fishing and hunting and gathering the rich wildlife and abundant plants of the area. The arrival of European decedents to the area witnessed a change in the economy to that of resource extraction, mainly dependent upon animal pelts, which thrive here. In the latter half of the 1800's, extraction of timber and commercial fishing was critical to the economy, along with its deep harbor and strategic location of these resources on Lake Michigan.

Kewaunee's industrial service base is strong. However, this Harbor Master Plan recognizes that to be competitive, the community will continue to rely upon its Harbor Front, but in ways that match twenty first century needs. The following Harbor Master Plan pinpoints areas where Kewaunee needs to invest time, talent, and financial resources to better capitalize on the new economic realities. While there are areas that Kewaunee needs to improve upon, Kewaunee already has a lot going for it. Kewaunee's outstanding quality of life has attracted new investments, job opportunities, and talented people. The qualities listed above have enabled people and business to flourish in our City. The Harbor Master Plan seeks to continue that trend.





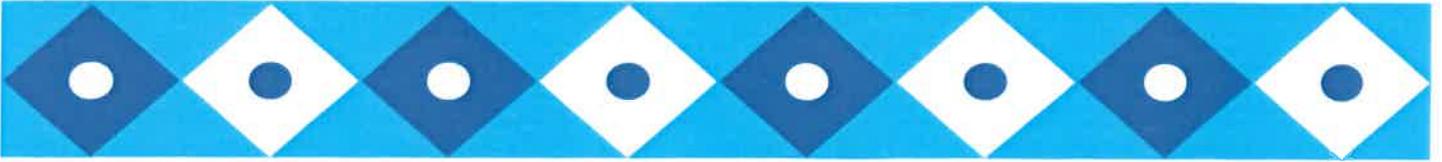
Project Description

The City of Kewaunee Harbor Master Plan will serve as a planning document to share with stakeholders, citizens, and the City as a common basis for future planning and budgeting for the development of the Harbor. This planning proposal is funded in part by the Wisconsin Coastal Management Program. The Harbor Master Planning effort was a coordinated planning process utilizing the plans that the City already has in place. This plan focuses solely on the Harbor area in the City of Kewaunee.

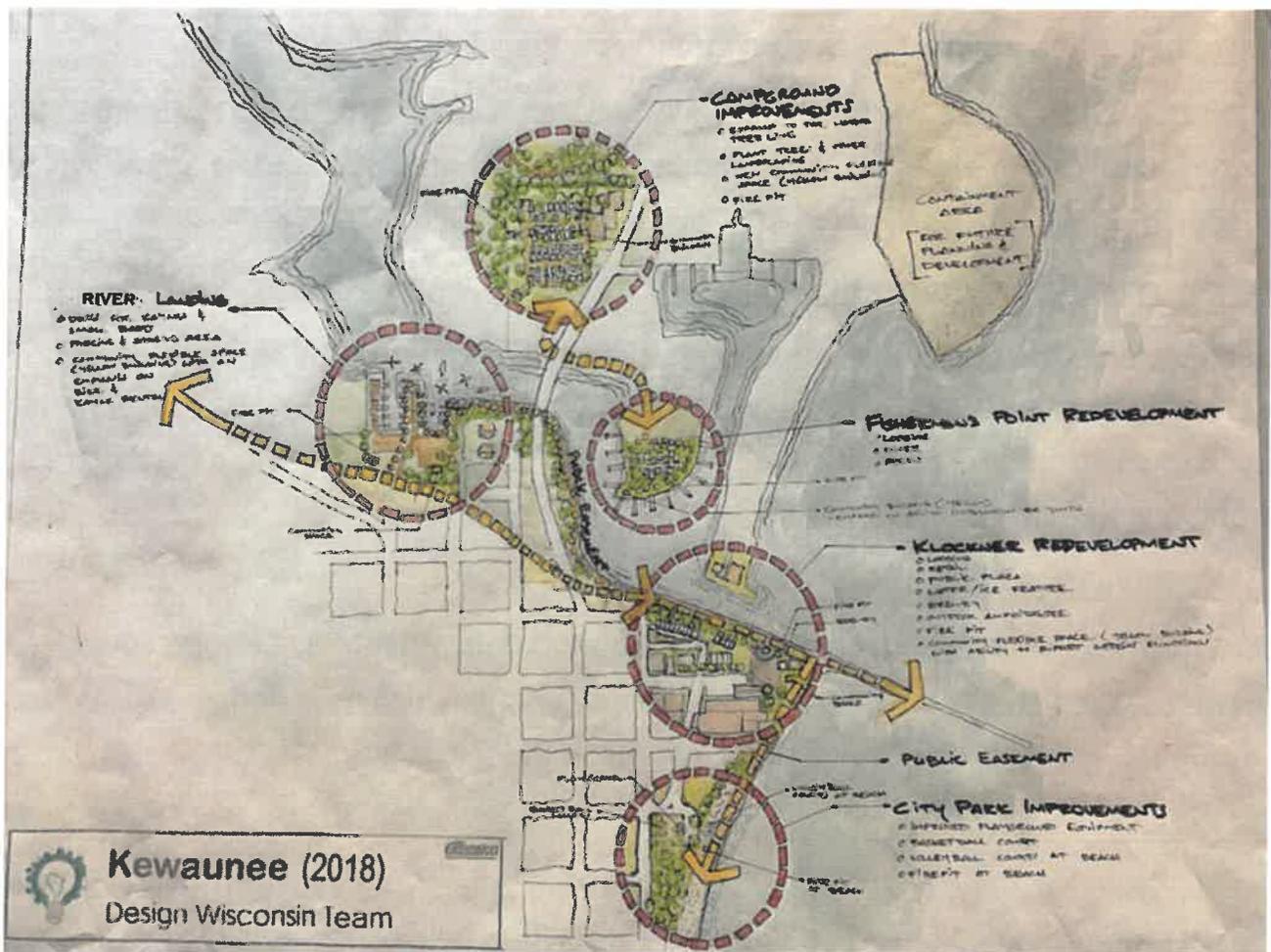
The project has resulted in identifying a vision and improvements that will draw residents and visitors to the Kewaunee Harbor and adjacent Downtown Business District. The Harbor Master Plan encompasses 200 acres of harbor and shoreline, including 5,500 feet of channel, and 6,500 feet of breakwater along the shores of Lake Michigan and the Kewaunee River.



The Harbor in the City of Kewaunee is significantly underutilized in both volume of activity and intensity of use. Although Kewaunee continues to serve as a harbor and harbor of refuge for small sport fishing boats and commercial fishing boats, it is missing significant opportunities with regard to recreational activities and tourism. The City has already invested in many harbor improvements, including the purchase, remediation, and demolition of a closed manufacturing facility, the maintenance of the Kewaunee Lighthouse, the restoration of the world's largest grandfather clock, and enhancements to the Ahnapee State Trail. However, the City of Kewaunee can do more and this plan helps fill those gaps.



The City of Kewaunee Harbor Master Plan Taskforce is working to pick up where the City of Kewaunee Waterfront Plan left off and continue the planning for the development of the Harbor and Downtown Area. The Harbor Master Plan provides further planning for Beach Park, the City Campground, and the River Landing sites. Plans for two sites, Ellis Point and Fisherman’s Point, were developed in the City of Kewaunee Waterfront Plan, as seen on the map below. In addition to developing plans for the three sites mentioned, the Harbor Master Plan also provides additional planning for Harbor Park and the Marina Facilities, and a basis for how the City can connect the harbor front sites together, building a more cohesive Harbor and Downtown Area.





Past Planning Efforts

The City of Kewaunee has many planning documents that played a role in creating this plan. The City of Kewaunee Harbor Master Plan is the newest addition to the City's planning portfolio. The Harbor Master Plan references and uses ideas from the following plans:

- ◆ City of Kewaunee's Comprehensive Plan, March 2007
- ◆ City of Kewaunee's Retail Market Analysis, April 2018
- ◆ City of Kewaunee's Waterfront Plan, May 2018
- ◆ City of Kewaunee's Integrated Plan, February 2019
- ◆ City of Kewaunee's Capital Improvement Projects Plan, February 2019

Since the City of Kewaunee has taken part in extensive planning efforts, the Harbor Master Plan incorporates many of the activities and recommendations listed in the plans above, with a focus solely on the Harbor.

City of Kewaunee's Comprehensive Plan (2007)

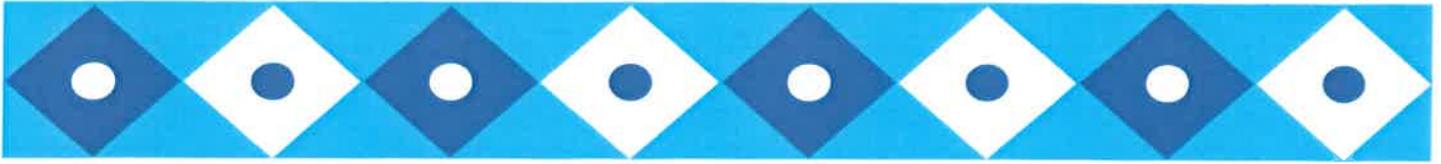
This plan provides the City with guidance regarding future growth, land use, and overall physical development. The Comprehensive Plan identified opportunities for redevelopment in the downtown business district and the importance of a plan to enhance the harbor area, lakefront, and Kewaunee River.

City of Kewaunee's Retail Market Analysis (2018)

This plan provides the City with guidance on potential tourism-related and retail development in Kewaunee. The Retail Market Analysis identified areas in which local demand is not being met by area retailers, tourism, recreation, and accommodation businesses.

City of Kewaunee's Waterfront Plan (2018)

This plan provides the City with guidance on the development of the waterfront in Kewaunee. The Waterfront Plan identified improvements along the Kewaunee River Harbor and Lake Michigan Waterfront, as well as revitalization opportunities for the Central Business District.



City of Kewaunee’s Integrated Plan (2019)

This plan provides the City a plan that combines the elements from the other planning documents the City has produced to assist in prioritizing the needs within the city. The Integrated Plan identified economic development opportunities and harbor infrastructure improvements and serves as an update to the City’s Comprehensive Plan.

City of Kewaunee’s Capital Improvement Projects Plan (2019)

This plan provides the City a plan to develop projects that cost more than \$10,000. The CIP identifies large projects and equipment that will need to be replaced in the next 10 years, including many opportunities for harbor and marina infrastructure projects.

Since the previous planning documents performed by the City of Kewaunee were carefully considered, shared with the public on multiple occasions, and approved by City Council, the Harbor Master Plan will build upon those plans and include additional recommendations that the City can implement to ensure the community is moving in the direction its residents and visitors envision.

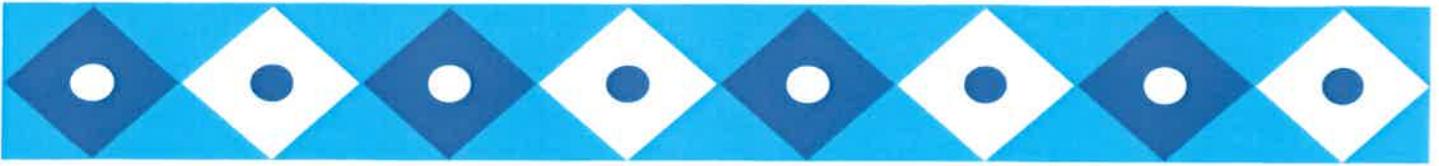


Process

The City of Kewaunee hired a Community and Economic Development Planner and Grant Writer to assist in the creation and drafting of this plan. To help get the plan started, City Staff conducted a thorough review of the previous planning documents that have been created and are still relevant. Through that process, a spreadsheet with all recommendations in each plan was created. The list consisted of nearly 300 specific recommendations or actionable work items. To help narrow that list down, the recommendations were placed into groups to identify commonalities existing between the planning documents. The recommendations were condensed into over a dozen groups. City Staff then conducted a “gap analysis” to find potential voids for this plan to fill. By conducting the gap analysis, City Staff were able to better define the focus of this plan.

After the desk review was completed, City Staff and the Mayor identified community members to serve on a Taskforce to assist with the writing and execution of this Harbor Master Plan. The following individuals were part of that Taskforce:

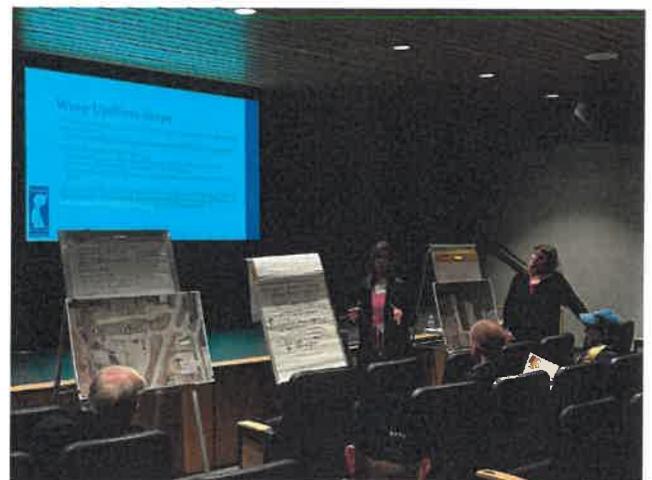
- ◆ Peter Beane, Jorn’s Chevrolet
- ◆ Kim Dax, Kewaunee School District
- ◆ Amy Degeneffe, Former Kewaunee Business Owner
- ◆ Lee Luft, Kewaunee County Board Member
- ◆ Tammy Malach, Kewaunee County Employee
- ◆ Brian Vogeltanz, Bank of Luxemburg
- ◆ Bill Wolske, Attorney
- ◆ Richard Baker, Ex-Officio, Kewaunee County Economic Development Corporation
- ◆ Scott Feldt, Ex-Officio, Kewaunee County Administrator
- ◆ Autumn Linsmeier, City of Kewaunee Staff



The Taskforce was on a rigorous schedule to draft this plan. Below is the timetable used to draft this plan and submit it to the Kewaunee City Council.

- ◆ March 15: Have all Taskforce members identified and contacted
- ◆ March 28: Hold Taskforce kick off meeting
- ◆ April 9: Conduct Harbor Analysis
- ◆ April 25: Finalize what public input was needed; finalize connectivity planning
- ◆ May 9: Public Input Session
- ◆ May 14: Finalize Harbor Park and Marina Facilities planning
- ◆ May 21: Public Input Session
- ◆ May 30: Analyze public input gathered; finalize Beach Park planning
- ◆ June 11: Finalize River Landing and Campground Planning; create prioritized implementation schedule
- ◆ June 27: Finalize prioritized implementation schedule
- ◆ August 15/16: UW-Extension Design Charrettes Team in Kewaunee

As noted above, the Taskforce held two public input sessions and administered a paper survey that was also available online and at various locations throughout the City of Kewaunee. Data collected at the public input session and through the 308 survey responses helped guide the priorities for this plan. The raw data that was collected from the survey and public input meetings can be found in Appendices B and C, starting on page 53.





Mission and Vision

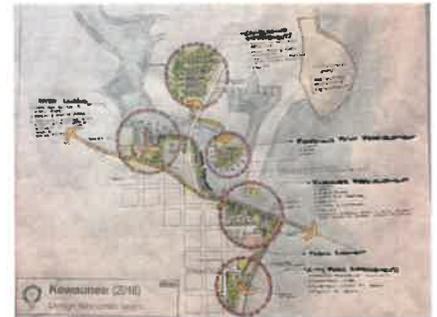
The mission and vision statements created by the Taskforce created for this plan are:

Vision: Increase economic development and tourism in the Harbor Area

Mission: Develop the Harbor Master Plan to serve as a basis for future planning and budget development

The focus on this plan is on the five areas that were identified and partially developed through the design charrettes a few years ago. The areas are:

- ◆ Beach Park
- ◆ City Campground
- ◆ River Landing
- ◆ Fisherman's Point
- ◆ Ellis Point



These five areas were chosen as the focus of the Harbor Master Plan, in addition to Harbor Park and the Marina Facilities, because they are all connected to the Harbor. We used this Harbor Master Plan to connect these areas together and to the Harbor. By providing connectivity for these areas, the City of Kewaunee will ensure a more integrated Harbor and Downtown area.

The goal is to develop the Harbor Front as a single, cohesive experience for residents and visitors; recognizing the best chance for successful outcomes will involve all areas identified in the Harbor Master Plan. This planning document will guide harbor development in a comprehensive and integrated manner for the next 25 years.

When connected to one another, the individual sites become transformed into a network of waterfront amenities, reinforcing the community's marine heritage while elevating its economic development potential. Connecting these areas will be further discussed in the priorities section of this document, starting on page 18.



Purpose and Goals

The Harbor Master Plan's primary purpose is to serve as a guide for the City to prioritize, advance, and fund various harbor infrastructure and natural resource projects. It will serve as a blueprint for strategic harbor improvements, a mechanism to evaluate the feasibility and costs to accomplish various projects, and as a source for future grant funding. Through this plan, the City of Kewaunee will be able to support marine heritage, provide engaging educational opportunities, enhance natural areas, expand public access, eliminate blighted properties, and promote viable economic opportunities in the harbor area.

The plan has been prepared to address the following objectives:

- ◆ Fill the City's planning gaps for the Harbor and Downtown areas
- ◆ Develop, improve, and enhance Kewaunee's Harbor Facilities
- ◆ Increase public access to the waterfront
- ◆ Build connectivity between the Harbor and Downtown areas
- ◆ Promote economic development opportunities in the Harbor and Downtown areas
- ◆ Highlight the City's marine heritage in ways that engage students, residents, and visitors





Existing Conditions

Several existing conditions have helped this plan evolve.

Public Access

Public access to the City of Kewaunee’s Harbor is available in a variety of locations. These include Selner and Pioneer Parks and two Marinas. In addition, the City recently completed a 1,350-foot boardwalk along the Kewaunee Harbor to promote connectivity and accessibility to Lake Michigan. A peninsula separates the inner basin from the outer harbor. The outer harbor is formed by two projecting breakwaters and is the location of the deep water harbor. On the outside of the outer harbor is Lake Michigan and to the north is the containment facility (Army Corps of Engineers). The Army Corps of Engineers office is responsible for operations and maintenance of harbors and permanent facilities, such as breakwaters and waterways on the western shore of Lake Michigan. The Kewaunee Harbor is open to Lake Michigan and the wind can be quite strong. The inner harbor can be subject to occasional rough water conditions resulting from high winds from the east and southeasterly directions.

Natural Resources

The City of Kewaunee is situated along Lake Michigan and the Kewaunee River. Kewaunee has a rich history of using the available waterfront as fishing grounds. Natural resources are important to the long-term health, vitality, and sustainability of every community. Since these coastal resources help define this community and strongly affect its quality of life, they are a critical asset to be considered in the planning process. The natural resources must be protected to avoid unplanned urban development into these areas.





Marine Heritage

The City of Kewaunee was founded as a lumber town. The natural harbor was a major factor in the development of this early settlement. In the late 1800s, Kewaunee was one of the great marine ports of the northern lakes. The area has a rich history of boating and fishing. Fishing in Kewaunee is very popular because of access to the Kewaunee River, the Breakwater, and Lake Michigan. The Kewaunee River has native populations of small mouth bass and northern pike. The Wisconsin Sea Grant Institute reports that Lake Michigan has the largest sport fishery on the Great Lakes, valued at more than \$250 million annually. In addition to the trout and salmon fisheries, the Lake also has substantial commercial whitefish and yellow perch fisheries.



Harbor Infrastructure

Currently, the City of Kewaunee’s Harbor Infrastructure needs some improvements, however, with the development of the Capital Improvement Plan (CIP), updates are being planned for the future. There are plans to dredge at the City Marina to improve water depth for recreational boating; replace existing docks for the Marina, including water and electrical pedestals to improve safety and efficiency; repair the seawall in multiple locations to prevent further deterioration, and in conjunction, install a pedestrian walkway to extend and improve life on Kewaunee’s Harbor; and finally to purchase a skid steer to assist with marina maintenance. The City of Kewaunee’s Marina is a full-service marina with a deep water harbor. The marina provides easy access to Lake Michigan and the Kewaunee River. Amenities available at the marina include a fish cleaning station, and access to charter fishing and needed supplies for fishing and boating trips. In the City’s CIP plan, there are plans to update the fish cleaning station to include a more powerful grinder to ensure that waste is treated properly.



Public Property Improvement/Blighted Properties

There are many pieces of public property near the Harbor. The City of Kewaunee has recently made an effort to eliminate blight and enforce property maintenance standards by hiring a Building Inspector/Zoning Administrator. This is a strong statement by City Council, which supports a clean and well-kept environment, so the community looks its best at all times. Addressing blight, such as peeling paint or garbage on the lawn, is a foundational economic development practice. It shows that the community is investing in its health and future, thereby causing other interested parties to also invest in new businesses, rehabilitation of older buildings, buying homes, and raising a family in the community.

BEFORE



AFTER



Capital Improvement Projects (CIP)



In addition to the specific CIP projects listed in the subsections of this plan, there are a few other aspects of the harbor that will be completed in the next few years. There are plans to update Harbor Park, extend the walkway to the Lighthouse Pier, install historic reader boards and informational kiosks, and landscaping to enhance the quality of life for Kewaunee residents and to provide more opportunities for tourists in the City. Additionally, there are plans to create a public art fund to allow for the installation of art to beautify the City, enhance quality of life, and increase tourism and commercial activity. Finally, there are plans to create viable economic opportunities by creating a land acquisition fund to purchase blighted properties near the Harbor, as well as provide funding to ensure that key lakefront properties will be under community control to help guide the City's economic destiny.



Transportation

State Highway 42 (Milwaukee Street) and State Highway 29 (Ellis Street) serve as the entryways into the community. While these two main roads lead to the Harbor area, there are pedestrian crossing concerns and connectivity issues. By focusing on that connectivity aspect, the City can avoid losing an opportunity for seamless interaction between waterfront visitors and downtown businesses. This plan addresses the bike/pedestrian gap by calling for connecting activities.



Retail Market Analysis

Redevelopment Resources conducted a Retail Market Analysis for the City of Kewaunee in 2018. According to the report, with its current and projected traffic patterns, the City can support additional lodging, a brewpub or microbrewery, kayak and bicycle rental business, and a co-working space. It is important for new businesses to understand the current seasonality of the area and build projections into their business plans to support a slow start



as the community works to increase traffic during non-peak times.

Tourism Revenue

Tourism is an important component of the local economy. In 2016, visitors to Kewaunee County spent over \$17 million. This ranks 66th out of Wisconsin's 72 counties, suggesting that Kewaunee County does not attract as many tourists as other counties. Kewaunee

serves as a gateway to Door County. An estimated three million visitors traveled to Door County in 2016 and these visitors spent an estimated \$350 million, whereas in Kewaunee, tourism revenues were estimated to be about \$17 million, or only about 5% of Door County's revenues. This would seem to indicate there is opportunity for Kewaunee to capture some of the tourism and recreation spending currently going on in Door County.



Harbor Analysis

To get a better understanding of the Harbor area this plan encompasses, the City of Kewaunee Staff and Taskforce Members conducted a thorough Harbor Analysis, looking at what strengths, weaknesses, opportunities, and threats exist. To see the full SWOT analysis, please see Appendix A, starting on page 51.

Based on the public input data that the City received via the Taskforce’s Survey and Public Input Meetings, an analysis of the data was conducted by City Staff. After taking that data into consideration, the strengths, weaknesses, opportunities, and threats were placed into a grid to get a better sense of the priorities within the community. The “Guiding Grid” can be found below and the “Analysis Grid” can be found on the next page. The “Analysis Grid” was used to prioritize some of the solutions throughout this plan.

GUIDING GRID	Opportunities	Threats
Strengths	<p><u>Invest</u></p> <p>Clear matches of strengths and opportunities lead to comparative advantage</p>	<p><u>Defend</u></p> <p>Areas of threat matched by areas of strength indicate a need to mobilize resources either alone or with others</p>
Weaknesses	<p><u>Decide</u></p> <p>Areas of opportunity matched by areas of weakness require a judgment call; invest or divest; collaborate</p>	<p><u>Damage Control/Divest</u></p> <p>Areas of threat matched by areas of weakness indicate need for damage control</p>



<u>ANALYSIS GRID</u>	Opportunities	Threats
Strengths	<u>Invest</u> <ul style="list-style-type: none"> ◆ Harbor area and growth potential (invest) <ul style="list-style-type: none"> ◆ Beach Park ◆ City Campground ◆ Ellis Point ◆ Fisherman’s Point ◆ Harbor Park ◆ Marina Facilities ◆ River Landing 	<u>Defend</u> <ul style="list-style-type: none"> ◆ Undeveloped waterfront (mobilize resources) ◆ Potential for growth, but unwillingness from leaders (mobilize resources with others)
Weaknesses	<u>Decide</u> <ul style="list-style-type: none"> ◆ Grant writing/funding (invest) ◆ Partnerships w/other government entities (collaborate) ◆ Infrastructure (invest) ◆ Marketing (invest) 	<u>Damage Control/Divest</u> <ul style="list-style-type: none"> ◆ Planning for larger sites (damage control) ◆ Willingness to change (damage control)



Priorities

The priorities in this plan were chosen by the Harbor Master Plan Taskforce Members after reviewing the public input survey data and the public input meeting data and comparing it to their own SWOT analysis. The priorities chosen for this plan were considered “strengths” and “opportunities” in our SWOT analysis, which is why we need to put forth the effort and invest in these areas specifically. A thorough analysis was conducted when deciding on the order of the priorities and when we should phase in the projects.

The following pages show the City of Kewaunee’s priorities in phasing order. Each priority has a description, why it is considered to be a priority, potential funding sources, and who or what entity is responsible for taking charge and for supporting the project. Under each priority is a list of projects that are listed in phase order.

The priorities are as follows:

1. Harbor Park
2. Beach Park
3. City Campground
4. Marina Facilities
5. River Landing

The Harbor Master Plan Taskforce brought the UW-Extension Design Charrettes Team back on a smaller scale to develop charrettes

for the areas included in this plan. It was important to bring the Design Charrettes Team back to ensure that the City had a comprehensive portfolio of charrettes for the Harbor and Downtown Areas. The charrettes and their corresponding narrative are placed within their respective sites in this section and the full details can be found in Appendix E, starting on page 63.

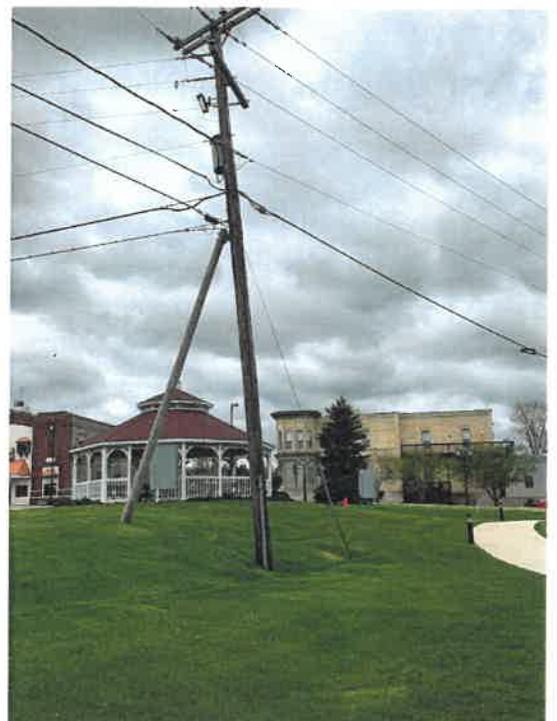




Priority 1: Harbor Park

Description

Harbor Park is located along Lake Michigan and the harbor area, as well as Milwaukee Street, a main road in the City of Kewaunee, so many visitors pass by it on any given day.





Priority 1: Harbor Park

The projects listed on the following pages have been developed and considered by the Harbor Master Plan Taskforce. The projects are in priority order for this specific site.

Phase 1

- ◆ Create a more eye appealing park
 - ◆ This park is located along the route to Door County. By providing more landscaping to this area, more people may be willing to stop and spend time at this park. Along with that, removing the power lines and transformer will make this park more attractive to residents and visitors.
- ◆ Add more benches and tables
 - ◆ This park is close to the downtown area and this would provide individuals an opportunity to grab their lunch and eat outside along Lake Michigan.
- ◆ Move the propeller that is at the entrance of the park and replace it with a more inviting entranceway; potentially place the new Native American statue at the front of this park
 - ◆ The propeller is not an attractive entranceway to the park. Replacing it with something more inviting will make the park look better and attract more people. There will be a new Native American statue added to this park at the end of summer, which could potentially be the new statue at the entrance of the park.
- ◆ Consider the safety issues that occur at this park
 - ◆ During Music in the Park, there is a large amount of foot traffic. It is important for the City to assess and consider adding more signage or a different type of crosswalk to minimize safety concerns.



Priority 1: Harbor Park

Phase 2

- ◆ Extend the walkway from the park to the lighthouse to encompass the entire walking path
 - ◆ Currently, there is a section of land along the walkway that is not completed. To get to the lighthouse path, one has to walk around, which is an inconvenience for some. Extending the walkway will increase its use and traffic in the area.
- ◆ Consider moving the Farmer's Market date, time, and location
 - ◆ Moving the Farmer's Market date and time would provide an opportunity for more residents and visitors to attend. Currently, the Farmer's Market is held on Friday mornings; moving it to a Friday night would allow the City to capture visitors as they are on their way to Door County for the weekend.
- ◆ Purchase the old train station to build a more cohesive park in the City along the lakefront
 - ◆ The old train station is located on the far east side of this park. Purchasing it will allow the City to expand the park and open up the waterfront.



Priority 1: Harbor Park

Why is this a priority?

Harbor Park is located on one of the busiest streets in the City, so residents and visitors see it frequently. Ensuring that it is attractive will draw more people in to use it.

Potential Funding Sources

The following funding sources have been identified as potential sources to fund projects at this location. Further details regarding the funding sources can be found in Appendix D, starting on page 55.

- ◆ AARP Community Challenge Grant
- ◆ Acquisition and Development of Local Parks (WI DNR)
- ◆ Acquisition of Development Rights/Knowles-Nelson Stewardship Program (WI DNR)
- ◆ Land and Water Conservation Fund Program (WI DNR)
- ◆ Urban Green Space/Knowles-Nelson Stewardship Program (WI DNR)
- ◆ USDA Farmers Market Promotion Program



Lead Responsibility: Parks and Rec Committee
Support Role: Beautification Committee, Lighthouse Committee, Tug Ludington Committee



Priority 2: Beach Park

Description

Beach Park has many names-Selner Park, the Community Commons, the Public Beach, City Park, Pioneer Park. No matter what it is referred to, major improvements are needed to attract residents and visitors to increase utilizations. This site is located along Lake Michigan. This site has been given the theme of “Community Beach Park” by the Harbor Master Plan Taskforce. This area is close to downtown, but provides residents and visitors the ability to spend the day on the beach. This location has one of the best vistas in the community for scenic overlooks of Lake Michigan.



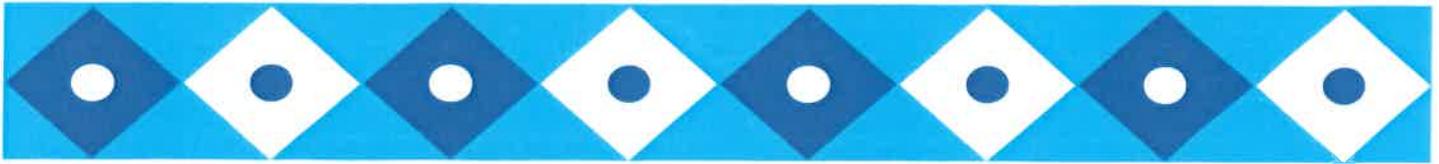


Priority 2: Beach Park

The projects listed on the following pages have been developed and considered by the Harbor Master Plan Taskforce. The projects are in priority order for this specific site.

Phase 1

- ◆ Build a fire pit
 - ◆ Adding fire pits on the beach will increase traffic in this area. Fire pits provide the community a chance to gather and enjoy the beautiful scenery.
- ◆ Refurbish beach volleyball court
 - ◆ Cities along Lake Michigan have been successful in bringing in large beach volleyball tournaments. It is a sport that has been on the rise in recent years. Providing state of the art beach volleyball courts will increase attendance and use.
- ◆ Provide additional playground equipment on the beach
 - ◆ It is important to have playground equipment available when residents and visitors no longer want to spend time in the water or are unable to because of the weather. Adding playground equipment to this site will increase its use by allowing adults to enjoy the beach while children utilize the nearby playground.



Priority 2: Beach Park

Phase 2

- ◆ Build a gazebo to act as a community meeting space
 - ◆ By providing a pavilion in this area, we are providing residents and visitors an opportunity to hold parties and events along the lakeshore. Providing a community space to gather increases social interaction, which has numerous health benefits.
- ◆ Add showers to the bathroom building
 - ◆ Currently, there are bathrooms located on this site, but after spending a day at the beach, residents and visitors want to clean the sand off before leaving for the day. Providing showers will make beach goers happier and encourage people to swim.

Phase 3

- ◆ Consider purchasing adjoining private property on the south end to expand access and ensure that the City Park is a cohesive space
 - ◆ Currently, the City owns property on the north and south ends of this site, but near the north end of the site, there is a private home. This private home, located at 614 Lake Street, makes it hard to build a cohesive beach front park. Purchasing this property and expanding the access to this site will increase its use and ability to hold more people and activities.
- ◆ Recreate Selner Park as a Community Space
 - ◆ Selner Park has some of the best views in the City, but the City is not utilizing that to the fullest extent. A gazebo should be added to Selner Park to hold parties. In addition, benches and lighting should be added, as well as a grand staircase to act as a picture spot for residents and visitors.



Priority 2: Beach Park

Why is this a priority?

Beach Park is not well developed. There are a few activities present for residents and visitors, but expanding this area will draw more people, so the City of Kewaunee can compete with area beaches and lakefront properties.

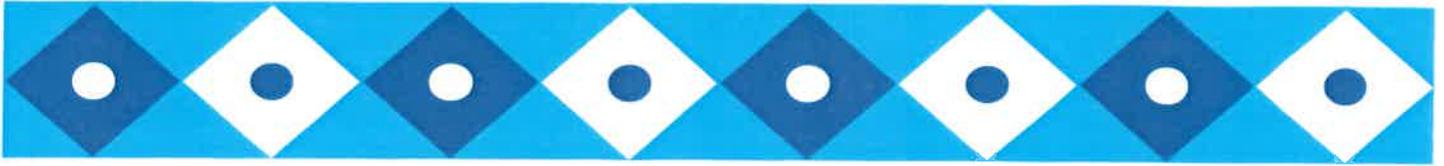
Potential Funding Sources

The following funding sources have been identified as potential sources to fund projects at this location. Further details regarding the funding sources can be found in Appendix D, starting on page 55.

- ◆ AARP Community Challenge Grant
- ◆ Acquisition and Development of Local Parks (WI DNR)
- ◆ Alliant Energy Community Grant
- ◆ Coastal Management Grants (WI DOA)
- ◆ ESPN RePlay Program
- ◆ Greater Green Bay Community Foundation
- ◆ Knowles-Nelson Stewardship Program (WI DNR)
- ◆ Land and Water Conservation Fund Program (WI DNR)
- ◆ Recreational Boating Facilities Grants (WI DNR)



Lead Responsibility: Parks and Rec Committee
Support Role: Beautification Committee, Harbor Master Plan Taskforce



Priority 3: City Campground

Description

The City Campground is located on the northern end of the City along Highway 42, just north of the public boat launch. It is a basic campground that is mostly used by visiting fishermen. This site is usually bustling in the spring, summer, and fall months.



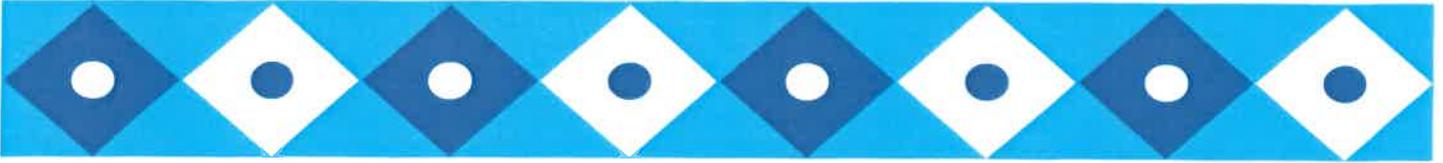


Priority 3: City Campground

The projects listed on the following pages have been developed and considered by the Harbor Master Plan Taskforce. The projects are in priority order for this specific site.

Phase 1

- ◆ Create a more eye appealing area by adding landscaping
 - ◆ The parking lot should be resurfaced to eliminate bumps and holes and provide a smooth surface residents and visitors. Trees should be added on both the north end and the south end of the parking lot. This will help provide a barrier from car lights. Adding general beautification efforts will enhance this area tremendously.
- ◆ Install improved signs installed at the entrance of the campground to better attract visitors
 - ◆ Currently the signs are not inviting, as the colors have faded. Investing in new signage will make it a more welcoming area for residents and visitors.
- ◆ Edge the campsites to better define them
 - ◆ The campsites have defined edges, but they are very hard to see. Providing more defined lines with gravel will make it easier for residents and visitors to see where they are supposed to place their campers.
- ◆ Build a fire pit
 - ◆ Adding a fire pit will increase traffic in this area. Fire pits provide the community a chance to gather and enjoy the beautiful scenery.
- ◆ Build a refreshment building/rental office that provides cable/WIFI and a community space
 - ◆ Providing a refreshment building would decrease the number of times campers would have to cross the Highway to get to the marina. It would also provide the campers a space to gather.



Priority 3: City Campground

Phase 2

- ◆ Build a shelter for severe weather and create plans for flooding, tornadoes, and other severe weather
 - ◆ The City Campground currently does not have a shelter for severe weather. It is important to provide campers a place to go in case of emergency. It is important to craft plans about what will happen in an event of a severe weather emergency, so the campers can be prepared to take action if needed.
- ◆ Construct a new fish cleaning station to ensure the City is being environmentally friendly
 - ◆ The current fish cleaning station is not environmentally friendly and sometimes breaks down. Replacing it will make the fishermen more willing to use it.
- ◆ Provide a trail to connect the City Campground with the Marshland Walk
 - ◆ The Marshland Walk is next to the City Campground. Providing a trail to connect the two together will help in getting more people to use the trail.



Priority 3: City Campground

Why is this a priority?

The City Campground is utilized by many throughout the year. There are many infrastructure and beautification issues that need to be addressed to draw in more people.

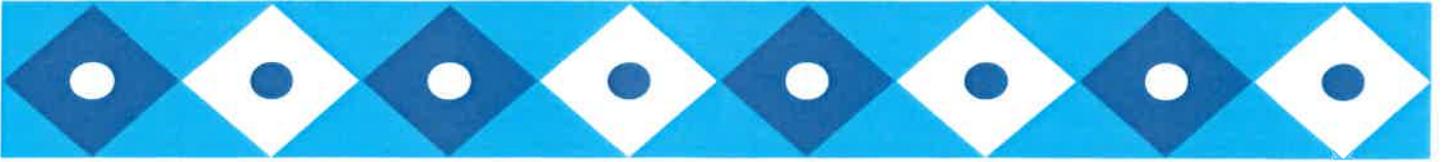
Potential Funding Sources

The following funding sources have been identified as potential sources to fund projects at this location. Further details regarding the funding sources can be found in Appendix D, starting on page 55.

- ◆ AARP Community Challenge Grant
- ◆ Acquisition of Development Rights/Knowles-Nelson Stewardship Program (WI DNR)
- ◆ Emergency Management Performance Grant (FEMA)
- ◆ Ford Foundation Community Building Spaces Grant Program
- ◆ Greater Green Bay Community Foundation
- ◆ Habitat Area/Knowles-Nelson Stewardship Program (WI DNR)
- ◆ Recreational Boating Facilities (WI DNR)
- ◆ Urban Green Space/Knowles-Nelson Stewardship Program (WI DNR)



Lead Responsibility: Harbor Master Plan Taskforce
Support Role: Marina Manager, Beautification Committee, Algoma/Kewaunee Area Great Lakes Sport Fishermen



Priority 4: Marina Facilities

Description

The City of Kewaunee owns and operates a full service Marina with a deep water harbor. The Marina provides easy access to Lake Michigan and the Kewaunee River. Available at the Marina is a fish cleaning station, access to charter fishing, and needed supplies for fishing and boating trips. During the SWOT analysis, Taskforce members labeled the infrastructure as a weakness and as an opportunity to invest and build up. Because of that, the Marina Facilities are to be considered a priority.





Priority 4: Marina Facilities

The projects listed on the following pages have been developed and considered by the Harbor Master Plan Taskforce. The projects are in priority order for this specific site.

Phase 1

- ◆ Create a more eye appealing area by adding landscaping
 - ◆ Adding landscaping to this area will make it a more inviting place to stop and use.
- ◆ Build a new fish cleaning station to ensure that the City is being environmentally friendly
 - ◆ The current fish cleaning station is not environmentally friendly and sometimes breaks down. Replacing it will make the fishermen more willing to use it.

Phase 2

- ◆ Provide diesel fuel at the Marina
 - ◆ To compete with other marinas in the area, it is important that the City Marina begin to sell diesel fuel which will attract the larger boats to the area.
- ◆ Install new docks
 - ◆ New docks would provide a safer marina environment for residents and visitors; it would limit the risk of electrocution and other electricity related hazards. Installing new docks can be used as a catalyst to drive a different market and direction
- ◆ Resurface the parking lot
 - ◆ The parking lot is in need of resurfacing to eliminate bumps and holes and provide a smooth surface for residents and visitors.
- ◆ Consider purchasing Salmon Harbor Marina to expand the City's Marina
 - ◆ Expanding the marina will allow more boats to come to the area and bring in additional visitors to the community and build a more cohesive waterfront.



Priority 4: Marina Facilities

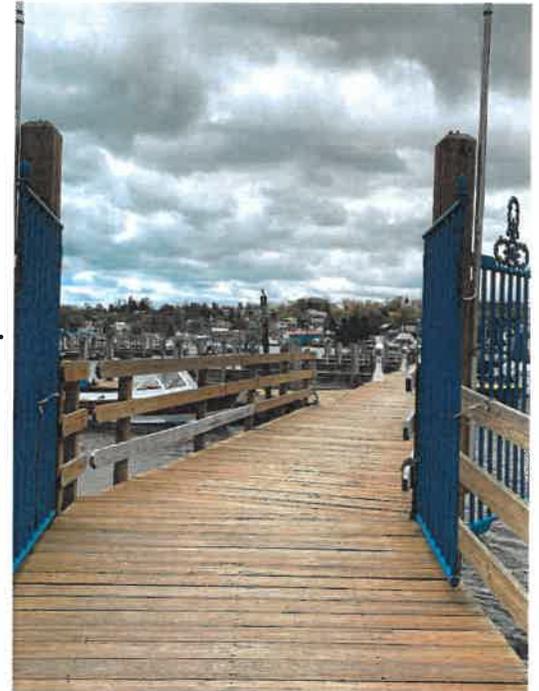
Why is this a priority?

The City of Kewaunee's Harbor is one of its main assets. Ensuring that the facilities in the Harbor are up to standards and are safe, will ensure that people will want to keep coming back. Various Marina Facilities have been neglected in the past. Bringing them up to speed to compete with other area marinas will draw in more people.

Potential Funding Sources

The following funding sources have been identified as potential sources to fund projects at this location. Further details regarding the funding sources can be found in Appendix D, starting on page 55.

- ◆ Acquisition of Development Rights/Knowles-Nelson Stewardship Program (WI DNR)
- ◆ Boating Infrastructure Grant (WI DNR)
- ◆ Coastal Management Program (WI DOA)
- ◆ Recreational Boating Facilities (WI DNR)
- ◆ Sea Grant (UW Sea Grant Institute)
- ◆ Sports Fishing Restoration (WI DNR)
- ◆ Urban Green Space/Knowles-Nelson Stewardship Program (WI DNR)



Lead Responsibility: Harbor Master Plan Taskforce
Support Role: Marina Manager



Priority 5: River Landing

Description

The River Landing site is located along the south side of the Kewaunee River in an underdeveloped area of the City of Kewaunee. This site is directly north of the former Wood Steel building site. Currently, there are old slips west of the adjoining water treatment facility. There is no activity on this River Landing site. This site has been given the theme of “Silent Sports” by the Harbor Master Plan Taskforce. This area is tucked away from the hustle and bustle of downtown, but provides residents and visitors an access to the Ahnapee State Trail and an appropriate place to enjoy kayaking, biking, and other silent sports.





Priority 5: River Landing

The projects listed on the following pages have been developed and considered by the Harbor Master Plan Taskforce. The projects are in priority order for this specific site.

Phase 1

- ◆ Clean off this site and add landscaping
 - ◆ This area needs to have the debris removed. It is in dire need of beautification efforts, so implementing landscaping measures will help make this site more attractive to residents and visitors.
- ◆ Build additional dock space to act as a staging area for kayaks and small boats
 - ◆ Adding additional dock space to this area will increase traffic.
- ◆ Line the edge of the docks with stone
 - ◆ Since this area is located along the river, there has not been any landscaping or beautification done to this area. Lining the edge of the docks with stone will provide a more inviting environment.
- ◆ Build a fire pit
 - ◆ Adding a fire pit will increase traffic in this area. Fire pits provide the community a chance to gather and enjoy the beautiful scenery.
- ◆ Place a kiosk at this location with the ability to rent bikes, kayaks, and canoes
 - ◆ With technology becoming more important in our lives, it is important we are on par with other lakefront communities. Providing a kiosk to residents and visitors for rental of silent sport equipment will decrease the need to have staff, thereby saving expenses.



Priority 5: River Landing

Phase 2

- ◆ Make this site the trailhead to the Ahnapee State Trail
 - ◆ By making this site the trailhead to the Ahnapee State Trail, access will be increased. Currently, the trailhead is in an awkward position that makes it difficult for residents and visitors to navigate, as it starts in the downtown area. Moving it to this site will increase the traffic in this area.
- ◆ Construct a building with restrooms
 - ◆ There are no public restrooms in this area. Since we are expecting this area to be used for silent sports and since it is located along the Ahnapee State Trail, it is important to provide a rest stop for residents and visitors to utilize.
- ◆ Build a central boat house
 - ◆ As noted, this area will be used for silent sports. Building a central boat house to store the rental equipment will make it easier to organize and keep track of the equipment.
- ◆ Build a covered pavilion with picnic tables
 - ◆ This area is a calmer area of the City, so by providing a covered pavilion with picnic tables, residents and visitors will have an opportunity to eat outdoors or have a picnic after they spend some time in the water or on the Ahnapee State Trail.



Priority 5: River Landing

Why is this a priority?

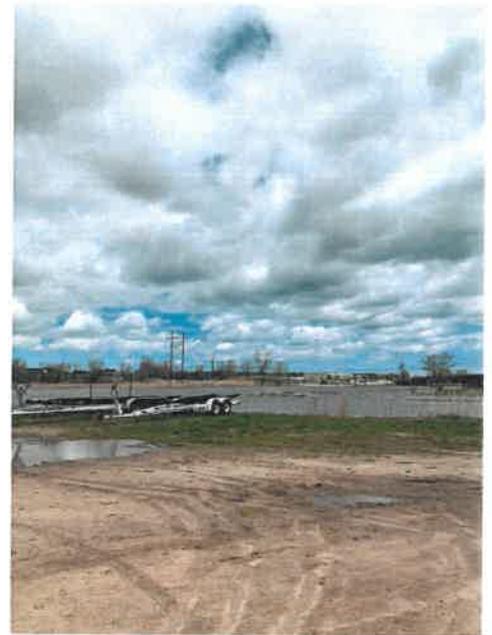
The River Landing is currently underdeveloped in every way. It provides the City of Kewaunee an opportunity to expand the harbor and utilize the natural resources in the area to build a destination spot for residents and visitors.

Potential Funding Sources

The following funding sources have been identified as potential sources to fund projects at this location. Further details regarding the funding sources can be found in Appendix D, starting on page 55.

- ◆ Brownfield Grant Program (WEDC)
- ◆ Friends of State Lands/Knowles-Nelson Stewardship (WI DNR)
- ◆ Greater Green Bay Community Foundation
- ◆ Kohler Foundation
- ◆ Land and Water Conservation Fund Program (WI DNR)
- ◆ Recreational Boating Facilities Grants (WI DNR)
- ◆ Recreational Trails Program (WI DNR)
- ◆ Urban Green Space/Knowles-Nelson Stewardship Program (WI DNR)
- ◆ West Foundation

Lead Responsibility: Harbor Master Plan Taskforce
Support Role: Beautification Committee, Parks and Rec Committee





Connectivity

Description

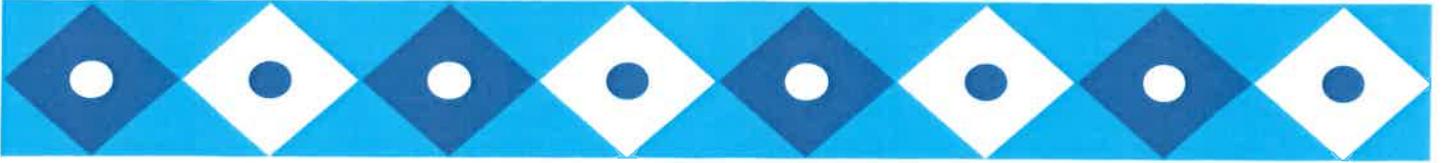
Each of the five sites identified for redevelopment/enhancement benefit greatly from a continuous waterfront trail. When connected to one another, the individual sites are transformed into a network of waterfront amenities that permeate throughout the community, reinforcing its marine heritage while elevating its economic development potential.

Project

The Taskforce decided that the best way to connect the Harbor and Downtown Area would be to build upon what already exists. The City of Kewaunee Tug Ludington Committee recently implemented an Audio-Conexus system, also known as a self-guided audio walking tour, in parts of the Harbor and Downtown Areas. The self-guided audio walking tour will provide individuals the opportunity to pick up handheld devices at locations throughout the downtown. The handheld devices will come with a map of locations to stop at. Each location will have a number and individuals can use their handheld device to select the location number to learn more information about the location.

The Taskforce invited a member of the Tug Committee to speak to them about this system. Taskforce members loved the idea and decided they would like to expand upon the system. The City of Kewaunee also has a Historic Walking Tour, which was created by the Lighthouse Committee. Each location along the historic walking tour has a reader board for individuals to learn more about the site's history. The reader boards provide a connecting activity to the harbor and downtown area for residents and visitors to utilize. The map on page 42 is what the City of Kewaunee Lighthouse Committee created.





Connectivity

Currently, the self-guided audio walking tour is available for the Tug Ludington and for the Fire Museum. After speaking with the Tug Ludington Committee and the Lighthouse Committee about the Harbor Master Plan, it was decided that we would work together to expand the connectivity aspect of the Harbor Area to include more locations in the downtown area with reader boards. Other locations to be added to the map would be: Beach Park, City Campground, River Landing, Fisherman's Point, and Ellis Point, in addition to the City Marina and Harbor Park. Each of these sites has a deep history rooted in Kewaunee. Connecting the five areas through the reader boards, the historic walking tour, and the Audio-Conexus system will provide an opportunity to learn more about the City of Kewaunee.

The first step to expanding the map on the next page is to have a joint meeting between the Harbor Master Plan Taskforce, the Tug Ludington Committee, and the Lighthouse Committee to discuss the additional areas to be included in the updated map. The next step would be to form a subcommittee with members from each of the three main committees to develop a script for the additional areas and to have a voice recording of the script to add to the Audio-Conexus system. They should also create the text for the reader boards for the additional sites to be included on the self-guided audio historic walking tour. Additionally, the group will discuss where the self-guided audio walking tour handheld devices should be available for pick up and drop off. After those locations are determined, the pamphlets should be updated with the additional sites and dropped off at area locations around the City of Kewaunee. Further details for implementation can be found in the prioritized implementation schedule in Appendix D, starting on page 55.



Connectivity

Grandfather Clock

Kewaunee boasts the world's largest grandfather clock at 95' 10", originally built by Svoboda Industries in 1976 for the U.S. Bicentennial Celebration.

Tug Ludington

The *Ludington*, christened the *Major Wilbur F. Brewster*, participated in the D-Day invasion and continued to assist in harbor operations. In 1947, the tug was stationed in Kewaunee by the Army Corps of Engineers.

Railroad Depot

Built in the 1890s, the Depot accommodated passenger service from the Green Bay and Western Railroad between Kewaunee and Green Bay; a spur from Kewaunee led to Door County.

Life Saving Station

Originally built in 1893, the Life Saving Station was one of many that served as the precursor to U.S. Coast Guard working tirelessly to save lives in a growing shipping industry. The station continued under the Coast Guard until its closure in 1947.

Kewaunee Lighthouse

As Kewaunee became an increasingly vital port connecting Wisconsin and the Midwest to the Eastern U.S., the Lighthouse served as the centerpiece to assist incoming and outgoing ships.

Priebe Cold Storage

(Port O' Call Restaurant)
The Priebe Cheese Cold Storage building, built in 1995 replacing the old Crosby and Meyers Cheese House that formerly occupied this site.

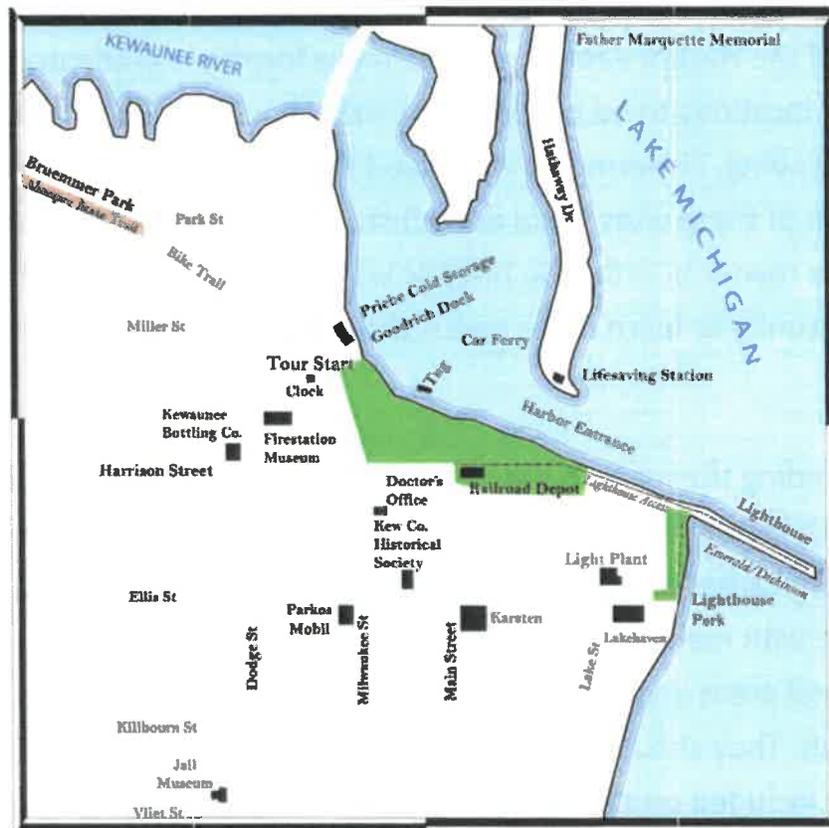
Resources:

Kewaunee County History Center

A Harbor Community Kewaunee

Images of America, Kewaunee County, WI

By Joseph W. Zarawski



Please visit the Kewaunee History Center for more information about these landmarks



Goodrich Dock

The Goodrich boats traveled the Lake Michigan waters in the late 1800s carrying cargo and passengers. Docking in this area, they were near Wanninger's Pea Factory and Seyk's Grain Elevator.



USS Pueblo

Between 1941 and 1946, Kewaunee Shipbuilding and Engineering delivered 80 vessels to the U.S. Government. Its most newsworthy ship was the *USS Pueblo* when, on January 23, 1968, she was captured by the North Koreans, the crew and her captain were accused of espionage.

Emerald and Dickinson

The coal barges, *Emerald* and *Dickinson*, sank off the coast of Lake Michigan near Kewaunee on 17 November, 1885 leading to the construction of the Life Saving Station.

Light Plant

In 1892, a group of citizens requested streetlights from the city council. In 1893, an ordinance was passed to construct an electric light plant. The light plant was finally built in 1908, and Kewaunee got electric lights.

Lakehaven Hall

Lakehaven Hall, part of the Hamachek Machine Company established in 1898, included a foundry, planing mill, machine shop and lumber warehouse.

Karsten Hotel

In 1858, the Steamboat House was built on the current Karsten Hotel site, serving as a major hub for social activities. On February 14th, 1912, a fire destroyed the building. The hotel is claimed to be home to three spirits: William Karsten, the former owner; Billy Karsten III, his grandson; and Agatha, a maid who had worked and lived at the hotel.

Doctor's Office

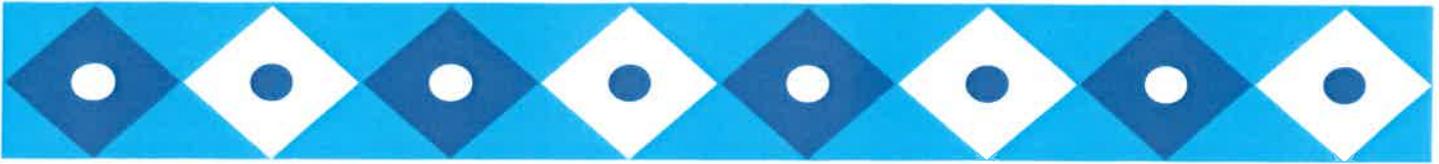
Considered the oldest doctor's office in Wisconsin, it was built in 1875. Dr. Oliver Martin began practice in Kewaunee on March 2, 1874. It was also the site of the first volunteer-type lending library.

Kewaunee Bottling Company (Kewaunee Artisans Center)

The Kewaunee Bottling Company aka Pop Shop began in 1919 with one truck and a horse drawn sled. The company distributed a variety of beers and manufactured Double Cola, Bubble Up, Squirt, Baumeister Root Beer, Orange, Cherry and Cream sodas.

Parkos Mobil

This Tudor revival-style Walden Service Station opened in 1931. In 1976, it was sold to Parkos Oil and remains a service station today.



Connectivity

After the City of Kewaunee expands and implements the self-guided audio walking tour and reader boards, the City should work to make the areas on the map bike/pedestrian friendly, so that people can safely walk or ride their bikes to each of the areas. The City of Kewaunee should work with Bay Lakes Regional Planning Commission to ensure that sidewalks and areas are bike/pedestrian friendly and align with Bay Lakes Regional Planning Commission Regional Bicycle and Pedestrian Plan for Northeast Wisconsin. In order to get residents and visitors interested in taking the walking tour, the City will place a marker on each of the sidewalks that goes to the various sites to build a connected walkway between the Harbor and Downtown attractions. Taskforce Members also decided that the best way to get people to walk on this trail is to provide distance markers that are 3-D public art sculptures and to have artwork painted on the trail, like the pictures below.



Maintaining the connectivity between the Harbor and Downtown Areas in the City of Kewaunee will be a continuous project and something that City Staff and Elected Officials will need to keep in mind when deciding on future development opportunities. The Public Input Survey administered by the Harbor Master Plan Taskforce found that of the 308 participants, 62% were in favor of implementing a waterfront trail or a boardwalk. Since this is a new idea that has not been discussed before, it is recommended that the City look further at implementing a waterfront trail or a boardwalk to better connect the Harbor and Downtown Areas.



Connectivity

Additional Projects To Increase Connectivity

- ◆ Expand the Audio-Conexus System/self guided walking tour/historic reader boards
 - ◆ The Tug Ludington Committee and Lighthouse Committee have started to build connectivity in the harbor and downtown areas. This should be expanded upon to include additional sites for the self-guided walking tour and the historic reader boards. Including additional sites will encourage residents and visitors to walk around the entire harbor and downtown areas, while also providing a more thorough connecting activity.
- ◆ Create additional signage with distance markers to direct residents and visitors
 - ◆ It is important to have adequate signage providing residents and visitors an idea of how far they need to travel to get where they want to go. It will also help with getting more people to go to the downtown area.
- ◆ Implement public art pieces
 - ◆ Incorporating public art into the Harbor and Downtown Areas is important to beautify the City and provide a unique experience for residents and visitors to enjoy. The art pieces can act as distance markers/additional signage.



Connectivity

Why is this a priority?

The Harbor and Downtown Areas are not meaningfully connected right now. We want to build synergy between the commercial aspects of Downtown with the recreational amenities of the Harbor. When they are connected to one another, individual sites will be transformed into a network of waterfront amenities reinforcing its marine heritage while elevating its economic development potential.

Potential Funding Sources

The following funding sources have been identified as potential sources to fund projects at this location. Further details regarding the funding sources can be found in Appendix D, starting on page 55.

- ◆ Kohler Foundation
- ◆ PeopleForBikes Community Grant Program
- ◆ Recreational Trails Program (WI DNR)
- ◆ West Foundation
- ◆ Wisconsin Arts Board

Lead Responsibility: Harbor Master Plan Taskforce, Plan Commission

Support Role: Historic Preservation Committee, Lighthouse Committee, Parks and Rec Committee, Clock Committee, Tug Ludington Committee, Bay Lakes Regional Planning Commission, Kewaunee Historical Society



Future Development Opportunities

Larger Sites

During the SWOT analysis, planning for larger sites was considered to be a weakness and a threat because the City owns large plots of land along the Harbor front that should be utilized to their fullest extent, but currently are not. The City needs to put forth further planning efforts for the larger sites to minimize this weakness. Additional information on these sites and projects can be found in Appendix D, starting on page 55.

- ◆ Father Marquette Park

- ◆ This park provides an opportunity to enhance the Harbor area. This park has plans that were developed during previous planning efforts. Those plans should be implemented, executed, and aligned with the priorities in this plan.



- ◆ Fisherman's Point

- ◆ This site is in the Harbor area. It was developed throughout a previous planning effort, but it is important for the City to ensure that it aligns with what has been put forth in this plan.



- ◆ Ellis Point

- ◆ This site is located along the Harbor area. There may be a developer interested in building on this property, so no further planning has been conducted on this site, but the City should keep in mind its centralized location as this plan is implemented.



Future Development Opportunities

- ◆ Design Standards/Planned Unit Development (PUD) for Harbor Area

- ◆ In order to build a cohesive look and feel for the harbor area, it is important to implement a PUD to ensure that the buildings are aligned with what the City and Community envision.



- ◆ Marketing/Branding for the City

- ◆ The City does not have a brand. As indicated in many of the priorities included in this plan, signage is important and is the first step of branding for the City. The City should move forward with a branding process to build a more cohesive City. During the SWOT analysis, marketing was considered to be a weakness and an opportunity. Putting forth the effort to brand the City will be worth the investment.

- ◆ Building Relationships with Other Government Entities

- ◆ The City of Kewaunee cannot do this work alone. The City will need assistance in executing this plan. It is important for the City of Kewaunee to put this as a priority moving forward to build relationships with the school district, the county, and the state government to further increase its chance of obtaining grant funding and support from other entities. During the SWOT analysis, building relationships with other government entities was considered to be a weakness and a threat. The City needs to put forth further effort to build those relationships and collaborate with them to expand its support base and minimize this weakness.



Prioritized Implementation Schedule

The prioritized implementation schedule was put together by the Harbor Master Plan Taskforce members after all planning was completed. It was important to put together a prioritized implementation schedule to show where the City should start first in its redevelopment plans and opportunities moving forward.

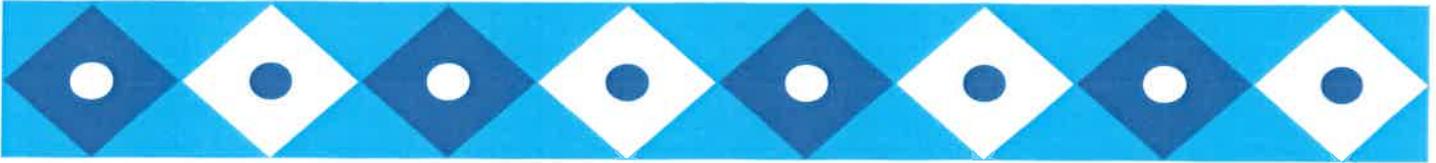
Taskforce members chose the following order to phase in the projects:

1. Harbor Park
2. Beach Park
3. City Campground
4. Marina Facilities
5. River Landing

The connecting activities are embedded within each of these sites to ensure it is an overarching theme across the Harbor and Downtown Areas.

This order was chosen based upon the current status of each of the sites and the specific projects that are to be completed at each of the sites.

For further details and the full spreadsheet, please see Appendix D, starting on page 55.



Next Steps

As for the specific next steps that need to occur to ensure this plan is implemented, please see the following specifics:

- ◆ Obtain approval from the City Council to adopt this plan
 - ◆ The draft of this plan was done at the end of June 2019. The month of July was spent editing and adding updates as needed. In August 2019, the UW-Extension Design Charrettes came to complete the remaining charrettes for the Harbor and Downtown Areas. The Taskforce Members spent the rest of August editing the plan, so it could be presented to the Plan Commission in September and to the City Council in October. Once the City Council adopts this plan, City Staff can move forth to implement.
- ◆ Assign “to dos” to committees/create new committees
 - ◆ Once all logistics for this plan are worked out, it is important for the City to assign the projects/to dos to City Committees or create new committees to help accomplish the goals laid out in this plan and in previous plans the City has put together. The City Council will hold a retreat in October 2019 to restructure its committees to start accomplishing the City’s goals.
- ◆ Apply for grants
 - ◆ After the “to dos” are assigned, the City and its respective entities need to start applying for grants to accomplish the projects in this plan and in the other plans that the City has created. During the SWOT Analysis, grant writing was considered an area for improvement, as it was labeled as a weakness and as an opportunity. The City needs to put forth the effort needed to be successful in obtaining grant funding.



Appendices

A: SWOT Analysis

B: Public Input Data From Survey

C: Public Input Data From Meetings

D: Detailed Prioritized Implementation Schedule

E: Design Charrettes



Appendix A: SWOT Analysis

Overarching Themes

- ◆ Lakefront/waterfront is a huge asset of which the City should be taking advantage of, but also provides a threat to the City (harsh waves, weather, etc.)
- ◆ Natural harbor area and surrounding land provide the City an opportunity to be an attractive place where visitors want to come
- ◆ Funding is a concern
- ◆ Infrastructure needs to be updated
- ◆ The City needs to work to build partnerships with the Kewaunee School District
- ◆ Kewaunee has friendly people and a small town feel and that is what people want in a community
- ◆ City Leaders need to be on board with the planning and development
- ◆ Population of Kewaunee is aging and young people are leaving; the City needs to figure out how to retain young people

Strengths

- ◆ Beautiful potential harbor
- ◆ Small, walkable to many areas
- ◆ The lake and river are connected
- ◆ Beautiful views/lakefront
- ◆ Small, safe community
- ◆ Gathering spot, feel a sense of community
- ◆ Harbor wall
- ◆ Adjacent to sandy beach
- ◆ Historic lighthouse
- ◆ Open undeveloped waterfront
- ◆ Great harbor
- ◆ Friendly people
- ◆ Open for development now
- ◆ Friendly atmosphere
- ◆ Waterfront
- ◆ Potential for growth
- ◆ Recreational activities
- ◆ Music in the park/entertainment
- ◆ Great existing marinas

Weaknesses

- ◆ Lack of funding to secure title to land adjacent to Ellis Point property
- ◆ Lack of funding to purchase Fisherman's Point and Salmon Harbor Marina
- ◆ Poor roads and infrastructure
- ◆ Limited area available
- ◆ Cost to develop
- ◆ Noise from Vollrath
- ◆ Outdated buildings on Fisherman's Point
- ◆ Landscaping
- ◆ Funding from outside
- ◆ Partnerships with other governments
- ◆ Marketing our community as a whole
- ◆ Public facilities
- ◆ Factory on lakeshore
- ◆ Infrastructure
- ◆ Lack of connectivity and development
- ◆ Planning around City Campground and River Landing



Appendix A: SWOT Analysis

Opportunities

- ◆ Historic downtown buildings
- ◆ Harbor area development
- ◆ Small town feel-friendly community
- ◆ Limited restraints (zoning, land use restrictions)
- ◆ Outdoor entertainment venues
- ◆ Encourage establishment of brew pub and farm to table restaurant
- ◆ Partnerships with other governments/cities
- ◆ Open land begging to be developed
- ◆ Lighthouse
- ◆ Grant writing
- ◆ Ellis Point
- ◆ Lakefront property
- ◆ Deep natural harbor
- ◆ Develop harbor area to attract more people downtown
- ◆ Additional businesses-restaurants, shops, brewery
- ◆ Complete harbor walkway improvements all the way to the lighthouse
- ◆ Utilize lighthouse and tug for over-night visitors
- ◆ Complete lighthouse restoration
- ◆ Business growth and retention

Threats

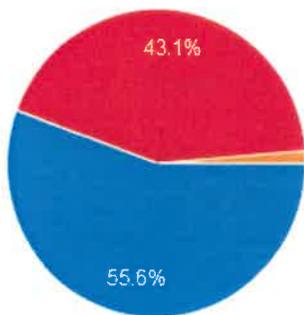
- ◆ Parking issues
- ◆ Funding
- ◆ Lake Michigan
- ◆ Geese/seagulls
- ◆ Unfunded developers
- ◆ Safety issues with additional boating traffic
- ◆ Lack of support from City Leadership to move forward
- ◆ Lack of support to secure funding to spearhead development from City Leaders
- ◆ Our ability to get people here without continuing to just pass through going to Door County; making the experience unique enough or pleasant enough for people to come back or move here
- ◆ The temperature/weather; small window of opportunity for outdoor activities
- ◆ Young people leaving the area
- ◆ Aging population
- ◆ Willingness to change
- ◆ Unstable development-need proper planning and funding



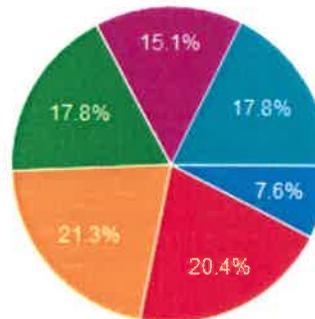
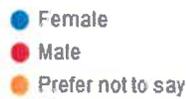
Appendix B: Data From Survey

308 Responses

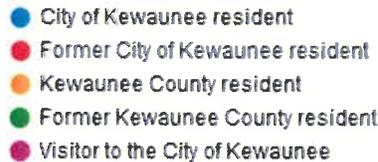
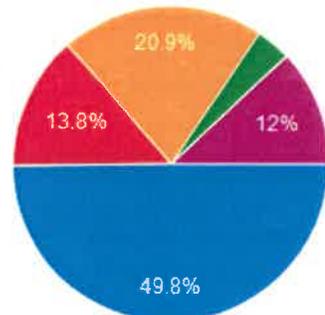
Gender



Age



Residency Status



Ahnapee Landing (Over 30% clicked)

- ◆ Rental shop for kayaks/water sports/ bikes
- ◆ Docks for kayaks and small boats
- ◆ Landscaping
- ◆ Refreshment Building

Housing (Over 30% clicked)

- ◆ Condos
- ◆ Senior Living
- ◆ Apartments
- ◆ Single family homes
- ◆ Duplexes

City Campground (Over 30% clicked)

- ◆ Fire Pit
- ◆ Landscaping

Amenities Wanted in the Harbor and Downtown Areas (Over 50% clicked)

- ◆ Farmer's Market, 67%
- ◆ Waterfront Trail, 62%
- ◆ Boardwalk, 61%
- ◆ Brew Pub, 53%
- ◆ Lakefront Entertainment Venue, 51%
- ◆ Kayak Rental, 50%

Other suggestions (3 or more people mentioned): Dog Park, Outdoor Eating Venue

Reason for Leaving Kewaunee If Former Resident

- ◆ Job opportunity, 61%
- ◆ Post high school education, 19%

City Park (Over 30% clicked)

- ◆ Food trucks or portable food vendors
- ◆ Fire pit
- ◆ Playground equipment
- ◆ Beach volleyball court

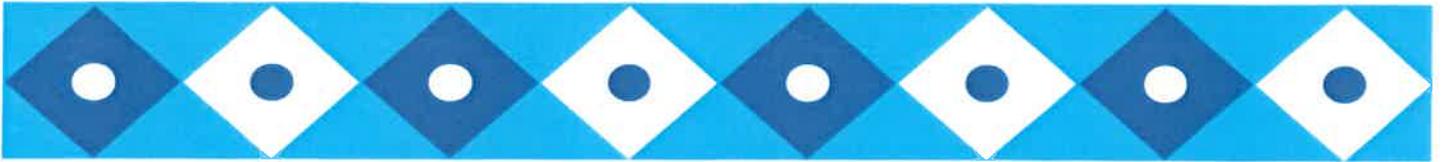
Other suggestions (3 or more people mentioned): Pavilion, sign to pick up dog poop and station with dog poop bags



Appendix C: Data From Meetings

The Harbor Master Plan Taskforce held two public input meetings during May 2019. Attendees were split up into three groups and brainstormed what they would like to see.

<p><i>River Landing</i></p> <ul style="list-style-type: none"> ◆ Create access ◆ Board walk, Freedom trail, red bricks ◆ Combo-bike/ped access trails ◆ Make it more visible from the land-side ◆ Swimming area with rope swing and slide into the water ◆ A wading area a few inches deep ◆ Skate/bike park ◆ Aqua garden ◆ Aquatic sculpture park ◆ Kayak/canoes/sailboats/bike rental ◆ Boat house ◆ Public art along the trail ◆ Concession stand ◆ An ale house ◆ Excursion boats/pontoon party boat cruise ◆ Line the edge of the docks with stone ◆ Plant trees-soften the industrial feel ◆ Picnic tables with a covered section ◆ Kiosk with bike/kayak/canoe rental ◆ Better signage ◆ Landscaping/environmental improvements ◆ Distance markers to the lighthouse, etc. ◆ Dock for fishing ◆ Fire pit ◆ Make the trailhead of Ahnapee Trail 	<p><i>City Campground</i></p> <ul style="list-style-type: none"> ◆ Flooding ◆ Sewer line ◆ Fill from industrial site ◆ New fish cleaning station ◆ Re-blacktop parking lot ◆ Trees and shrubs in front of shop ◆ Tree line along north border ◆ Better signage ◆ Landscaping ◆ Fencing along the lot to the east ◆ Barrier to block lights ◆ More privacy ◆ Edging to define the sites ◆ Fire pits ◆ Storage area ◆ Trail to connect with the marshland ◆ Separate launches ◆ Crosswalk to get to marina ◆ Better signage ◆ Cable TV ◆ Metered sites if seasonal ◆ Less than seasonal pay higher rate ◆ Rental office on site ◆ Gathering spot ◆ Playground area ◆ WIFI
<p><i>Beach Park</i></p> <ul style="list-style-type: none"> ◆ Tent camping ◆ Stationary raft ◆ Playground equipment ◆ Expand access on south ◆ Fire pits ◆ Purchase adjoining property ◆ Put shower by bathrooms ◆ Enclose pavilion and include a stone fire place inside ◆ Food trucks/concessions ◆ Floating dock for people to jump off of ◆ Basketball court ◆ Volleyball court ◆ Beach tennis court ◆ Connectivity ◆ Signage with distances; ask local artists to design signs ◆ Shipwreck by nuclear plant ◆ Pier posts at end of Ellis St. ◆ Boardwalk ◆ Splash pad/wading pool with colored lighting ◆ Regular maintenance of beach-separate entity-volunteers ◆ Incorporate volunteering with youth for hours ◆ Hosting events-BBQ, kite flying, tournaments, sand castle building ◆ Deck for end of summer party with a DJ ◆ Swimming area ◆ Changing area with signage ◆ Music in the park for young people have activities like Frisbee, games on the beach 	



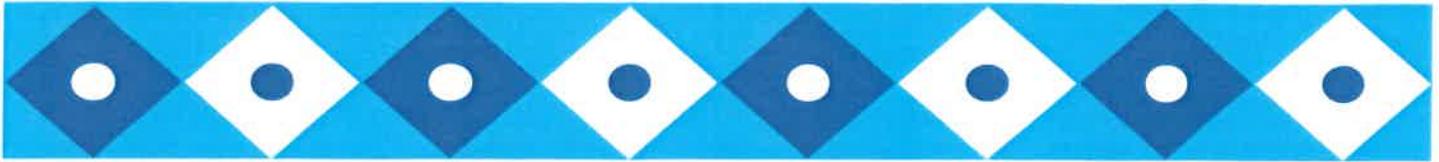
Appendix D: Detailed Prioritized Implementation Schedule

The Detailed Prioritized Implementation Schedule Spreadsheet can be found on the next page. The Spreadsheet lists the phase of the project, the overarching project, the activity, who is responsible, potential funding source, and the description of the funding source.

The prioritized implementation schedule spreadsheet should be utilized to its fullest extent. While there is at least one grant listed for each project, there might be other grants or funding sources that exist. The list of potential funding sources is not exhaustive. All of these grants have been inserted into the City's Grants Database. Along with that, each specific activity has an entity responsible for taking the lead on ensuring that it gets accomplished. This was an important piece to include on this spreadsheet because it holds each of these entities accountable and it ensures that the entire City structure-staff and committees-play a role in accomplishing the City's goals and objectives put forth in this plan.



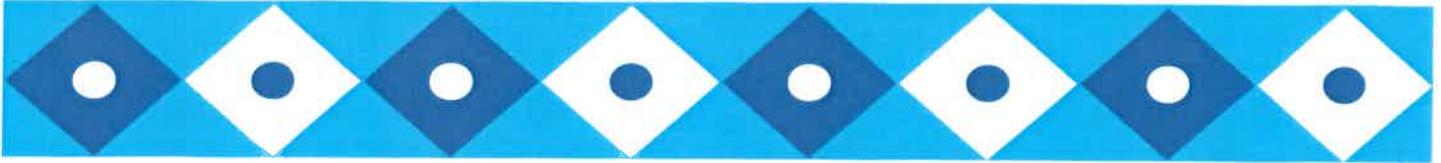
<u>Phases</u>	<u>Project</u>	<u>Activity</u>	<u>Entity Responsible</u>	<u>Potential Funding Source</u>	<u>Description</u>
Phase 1	Harbor Park	Create a more eye appealing area by adding landscaping	Beautification Committee	Urban Green Space/ Knowles-Nelson Stewardship Program (WI DNR)	This grant can help buy land or easements in urban areas to preserve the scenic and ecological values of natural open spaces for nature based outdoor recreation.
	Harbor Park	Add more benches and tables	Parks and Rec Committee	Acquisition and Development of Local Parks (WI DNR)	This grant can be used for the construction of park shelters, restroom facilities, and riverfront park amenities.
	Harbor Park	Move the propeller at the entrance and replace with new art	Parks and Rec Committee	None	None
	Harbor Park	Consider the safety issues that occur at this park	Plan Commission	AARP Community Challenge Grant	This grant is intended to help communities make improvements in support of all residents, such as increasing connectivity, walkability, and improving public spaces.
Phase 2	Harbor Park	Extend the walkway from the park to the lighthouse to encompass the entire walking path	Plan Commission	Land and Water Conservation Fund Program (WI DNR)	This grant encourages creation and interpretation of high quality outdoor recreational opportunities.
	Harbor Park	Consider moving the Farmer's Market date, time, and location	Parks and Rec Committee	USDA Farmers Market Promotion Program	This grant helps increase domestic consumption of, and access to, locally and regionally produced agricultural projects, and to develop new market opportunities for farm and ranch operations serving local markets by developing, improving, expanding, and providing outreach, training, and technical assistance to, or assisting in the development, improvement, and expansion of, domestic farmers markets, roadside stands, community-supported agriculture programs, agritourism activities, and other direct producer-to-consumer market opportunities.
	Harbor Park	Purchase the old train station to build a more cohesive park	Harbor Master Plan Taskforce	Acquisition of Development Rights/ Knowles-Nelson Stewardship Program (WI DNR)	This grant helps to buy development rights (easements) for the protection of natural, agricultural, or forestry values that would enhance nature based outdoor recreation.



<u>Phases</u>	<u>Project</u>	<u>Activity</u>	<u>Entity Responsible</u>	<u>Potential Funding Source</u>	<u>Description</u>
Phase 1	Beach Park	Build fire pits	Beautification Committee	Greater Green Bay Community Foundation	This grant helps to work to solve problems and strengthen the community.
	Beach Park	Refurbish beach volleyball court	Parks and Rec Committee	ESPN RePlay Program	This grant is used to help revitalize vacant spaces into places for sports, recreation, and play.
	Beach Park	Build additional playground equipment	Parks and Rec Committee	Alliant Energy Community Grant	This grant is used to help families, educate the community, and help the environment.
Phase 2	Beach Park	Build an open gazebo to act as a community meeting space	Parks and Rec Committee	AARP Community Challenge Grant	This grant is intended to help communities make improvements in support of all residents, such as increasing connectivity, walkability, and improving public spaces.
	Beach Park	Add showers to the bathroom building	Parks and Rec Committee	Acquisition and Development of Local Parks (WI DNR)	This grant can be used for the construction of park shelters, restroom facilities, and riverfront park amenities.
Phase 3	Beach Park	Expand access on the south end and north end (City should purchase private property)	Harbor Master Plan Taskforce	Coastal Management Grants (WI DOA)	This grant can be used for coastal wetland protection and habitat restoration, non-point source pollution control, coastal resource and community planning, Great Lakes education, and public access and historic preservation projects.
	Beach Park	Recreate Selner Park as a Community Space	Parks and Rec Committee	AARP Community Challenge Grant	This grant is intended to help communities make improvements in support of all residents, such as increasing connectivity, walkability, and improving public spaces.



<u>Phases</u>	<u>Project</u>	<u>Activity</u>	<u>Entity Responsible</u>	<u>Potential Funding Source</u>	<u>Description</u>
Phase 1	City Campground	Create a more eye appealing area by adding landscaping	Beautification Committee	Urban Green Space/Knowles-Nelson Stewardship Program (WI DNR)	This grant can help buy land or easements in urban areas to preserve the scenic and ecological values of natural open spaces for nature based outdoor recreation.
	City Campground	Improved signs installed at the entrance	Plan Commission	Recreational Boating Facilities (WI DNR)	This grant may be used for recreational boating facilities projects, such as ramps and service docks, navigation aids.
	City Campground	Edging to define the sites	Beautification Committee	None	None
	City Campground	Build a fire pit	Beautification Committee	Greater Green Bay Community Foundation	This grant helps to work to solve problems and strengthen the community.
	City Campground	Refreshment building/rental office	Harbor Master Plan Taskforce	Ford Foundation Community Building Spaces Grant Program	This grant helps encourage civic participation, community collaboration and other ways of bringing residents together for the well being of the community through projects such as developing physical spaces that are open to the public and have multiple spaces.
Phase 2	City Campground	Shelter for severe weather and creating plans for severe weather	Harbor Master Plan Taskforce	Emergency Management Performance Grant (FEMA)	This grant helps communities plan, build, sustain, and deliver emergency preparedness guidelines.
	City Campground	Build a new fish cleaning station	Harbor Master Plan Taskforce	Recreational Boating Facilities (WI DNR)	This grant may be used for recreational boating facilities projects, such as ramps and service docks, navigation aids.
	City Campground	Trail to connect with the Marshland Walk	Plan Commission	Habitat Area/Knowles-Nelson Stewardship Program (WI DNR)	This grant protects and restores important wildlife habitats in Wisconsin in order to expand opportunities for wildlife based recreation.



<u>Phases</u>	<u>Project</u>	<u>Activity</u>	<u>Entity Responsible</u>	<u>Potential Funding Source</u>	<u>Description</u>
Phase 1	Marina Facilities	Create a more eye appealing area by adding landscaping	Beautification Committee	Urban Green Space/ Knowles-Nelson Stewardship Program (WI DNR)	This grant can help buy land or easements in urban areas to preserve the scenic and ecological values of natural open spaces for nature based outdoor recreation.
	Marina Facilities	Build a new fish cleaning station	Harbor Master Plan Taskforce	Recreational Boating Facilities (WI DNR)	This grant may be used for recreational boating facilities projects, such as ramps and service docks, navigation aids.
Phase 2	Marina Facilities	Provide diesel fuel at the Marina	Marina Manager	None	None
	Marina Facilities	Install new docks	Harbor Master Plan Taskforce	Boating Infrastructure Grant (WI DNR)	This grant can be used to construct, renovate, and maintain boating infrastructure facilities for transient recreational vessels at least 26 feet long.
	Marina Facilities	Resurface the parking lot	Harbor Master Plan Taskforce	Sports Fishing Restoration (WI DNR)	This grant may be used to construct fishing piers and motorboat access projects, such as boat ramp construction, parking lots, accessible paths, and lighting.
	Marina Facilities	Consider purchasing Salmon Harbor to expand the City's Marina	Harbor Master Plan Taskforce	Acquisition of Development Rights/ Knowles-Nelson Stewardship Program (WI DNR)	This grant helps to buy development rights (easements) for the protection of natural, agricultural, or forestry values that would enhance nature based outdoor recreation.



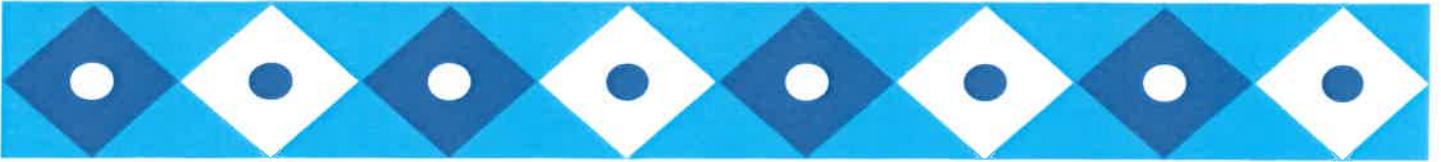
<u>Phases</u>	<u>Project</u>	<u>Activity</u>	<u>Entity Responsible</u>	<u>Potential Funding Source</u>	<u>Description</u>
Phase 1	River Landing	Clean off site	Harbor Master Plan Task-force	Brownfield Grant Program (WEDC)	This grant can be used to investigate, remediate, or monitor the site; remove hazardous waste containers; soil removal, capping, barrier installation, and vapor intrusion systems; or demolition activities that will facilitate redevelopment in a brownfield project.
	River Landing	Create a more eye appealing area by adding landscaping	Beautification Committee	Urban Green Space/Knowledge-Nelson Stewardship Program (WI DNR)	This grant can help buy land or easements in urban areas to preserve the scenic and ecological values of natural open spaces for nature based outdoor recreation.
	River Landing	Build additional dock space	Harbor Master Plan Task-	Recreational Boating Facilities	This grant may be used for recreational boating facilities projects, such as ramps and service
	River Landing	Line the edge of the docks with stone	Beautification Committee	None	None
	River Landing	Build a fire pit	Beautification Committee	Greater Green Bay Community Foundation	This grant helps to work to solve problems and strengthen the community.
	River Landing	Place a kiosk with the ability to rent bikes, kayaks, and canoes	Parks and Rec Committee	Land and Water Conservation Fund Program (WI DNR)	This grant encourages creation and interpretation of high quality outdoor recreational opportunities.
Phase 2	River Landing	Make this the trailhead to the Ahnapee Trail	Plan Commission	Friends of State Lands/Knowledge-Nelson Stewardship (WI DNR)	This grant can help improve facilities, build new recreation projects, and restore habitat on state properties.
	River Landing	Build a place with restrooms	Harbor Master Plan Task-force	Friends of State Lands/Knowledge-Nelson Stewardship (WI DNR)	This grant can help improve facilities, build new recreation projects, and restore habitat on state properties.
	River Landing	Build a central boat house	Harbor Master Plan Task-force	Land and Water Conservation Fund Program (WI DNR)	This grant encourages creation and interpretation of high quality outdoor recreational opportunities.
	River Landing	Build a covered pavilion with picnic tables	Harbor Master Plan Task-force	Friends of State Lands/Knowledge-Nelson Stewardship (WI DNR)	This grant can help improve facilities, build new recreation projects, and restore habitat on state properties.



<u>Phases</u>	<u>Project</u>	<u>Activity</u>	<u>Entity Responsible</u>	<u>Potential Funding Source</u>	<u>Description</u>
Phase 1	Connectivity	Expand the Audio Conexus System/self guided walking tour	Harbor Master Plan Taskforce, Lighthouse Committee, Tug Ludington Committee, Historic Preservation Committee, Parks and Rec Committee, Clock Committee	Recreational Trails Program (WI DNR)	This grant can be used for development and maintenance of recreational trails and trail-related facilities for both motorized and non-motorized recreational trail uses.
Phase 2	Connectivity	Create areas so they are bike/ped friendly	Plan Commission	People-ForBikes Community Grant Program	This grant can be used for building momentum for bicycling in communities, such as bike paths.
	Connectivity	Create mile markers/distance markers that are 3-D public art	Harbor Master Plan Taskforce, Beautification Committee, Parks and Rec Committee	Kohler Foundation, West Foundation	The Kohler Foundation and West Foundation exist to help support education and the arts in communities in Northeastern Wisconsin.
Phase 3	Connectivity	Include painted sidewalks on the walking tour	Harbor Master Plan Taskforce, Beautification Committee, Parks and Rec Committee	Kohler Foundation, West Foundation	The Kohler Foundation and West Foundation exist to help support education and the arts in communities across Northeastern Wisconsin.



<u>Phases</u>	<u>Project</u>	<u>Activity</u>	<u>Entity Responsible</u>	<u>Potential Funding Source</u>	<u>Description</u>
Phase 1	Future Opportunities	Design standards/ Planned Unit Development (PUD) for Harbor Area	Harbor Master Plan Taskforce	Coastal Management Grants (WI DOA)	This grant can be used for coastal wetland protection and habitat restoration, nonpoint source pollution control, coastal resource and community planning, Great Lakes education, and public access and historic preservation projects.
	Future Opportunities	Marketing/ Branding for the City	Plan Commission	Joint Effort Marketing Grant Program (Travel Wisconsin)	This grant offers funding and guidance to make a promotion come to fruition.
	Future Opportunities	Building Relationships with Other Government Entities	City Staff	None	None
Phase 2	Future Opportunities- Larger Sites	Father Marquette Park	Parks and Rec Committee	Southwest Airlines Heart of the Community Grant Program	This grant works to build connections that bring people together and strengthen communities for amore resilient future.
Phase 3	Future Opportunities- Larger Sites	Fisherman's Point	Harbor Master Plan Taskforce	Community Development Investment Grant (WEDC)	This grant will support urban, small city and rural community redevelopment efforts by providing financial incentives for shovel ready projects with emphasis on, but not limited to, downtown community driven projects.
	Future Opportunities- Larger Sites	Ellis Point	Harbor Master Plan Taskforce	Community Development Investment Grant (WEDC)	This grant will support urban, small city and rural community redevelopment efforts by providing financial incentives for shovel ready projects with emphasis on, but not limited to, downtown community driven projects.



Appendix E: Design Charrettes

The Harbor Master Plan Taskforce wanted to bring back the UW-Extension Design Charrettes Team that assisted the City with the Waterfront Plan to have an entire set of design charrettes for the Harbor and Downtown Areas. The Design Charrettes Team came to Kewaunee in August 2019 for a shortened version of the design charrettes process. The following pages include the design charrettes and their corresponding narrative to better explain what the City wants accomplished at each of these sites.

The Design Charrettes Team initially met with the Taskforce Members during an evening meeting. At that meeting the team members discussed the public input that was collected via the survey and the public input sessions. The Design Charrettes Team took the information gathered from the Taskforce Members and located some of those ideas and projects on their respective sites. The Design Charrettes Team then presented their charrettes to members of the Plan Commission, the Harbor Master Plan Taskforce, and the City Council.



Beach Park Narrative

Todd Johnson, Designer

We are transforming the hillside into a more formal garden. It could be perennials and flower, or also a vegetable garden – whatever makes sense for the community. We propose replacing the straight staircase with one that incorporates a veranda, which is better for picture taking and safety. We are recommending the current upper entrance for the staircase as, eventually, a place for a pavilion perfect for weddings or celebrations. The hillside could be cultivated with tall wildflowers that frames the view, provides a backdrop for pictures and reduces the need to mow.

The upper park will also have porch swings to encourage people to spend time in the upper park, and make that space a special everyday part of the community, as well as a special occasion destination.

The transition from the upper park to the lower park is set up with sight lines to look from 1) the street to a firepit along the beach, 2) the second sight line overlooks another fireplace, and 3) the third is towards the southern end of the beach (but not the end), terminating in the adventure playground on the far south end.

We suggest a gateway to the beach path, as well as at the end of Rose and Dorrell Streets that welcomes visitors and invites people to walk along the beach.

The existing shelter will be expanded in order to double the number of picnic tables. We recommend adding a shower head to the existing foot bath on the south side of the building.

We talked about purchasing the house, and using it as talent attraction tool. We might offer the house to a young professional or professionals who need a foothold in the community. Think of someone who is young, has some student debt, needs a job, but may be limited in what they can afford. Perhaps we offer that for a couple of years in return for some community service (in order to bond them to the community).

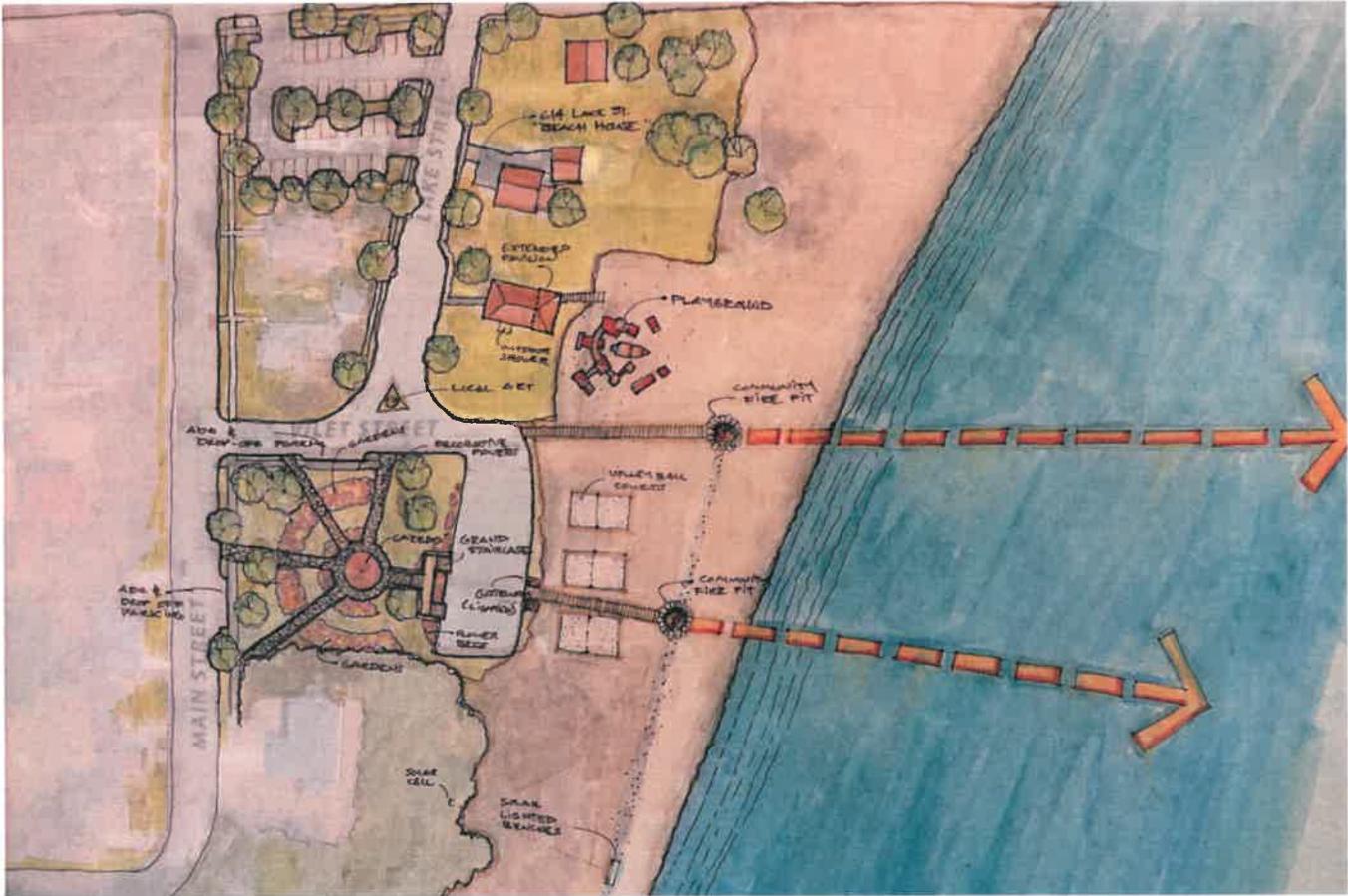


Beach Park



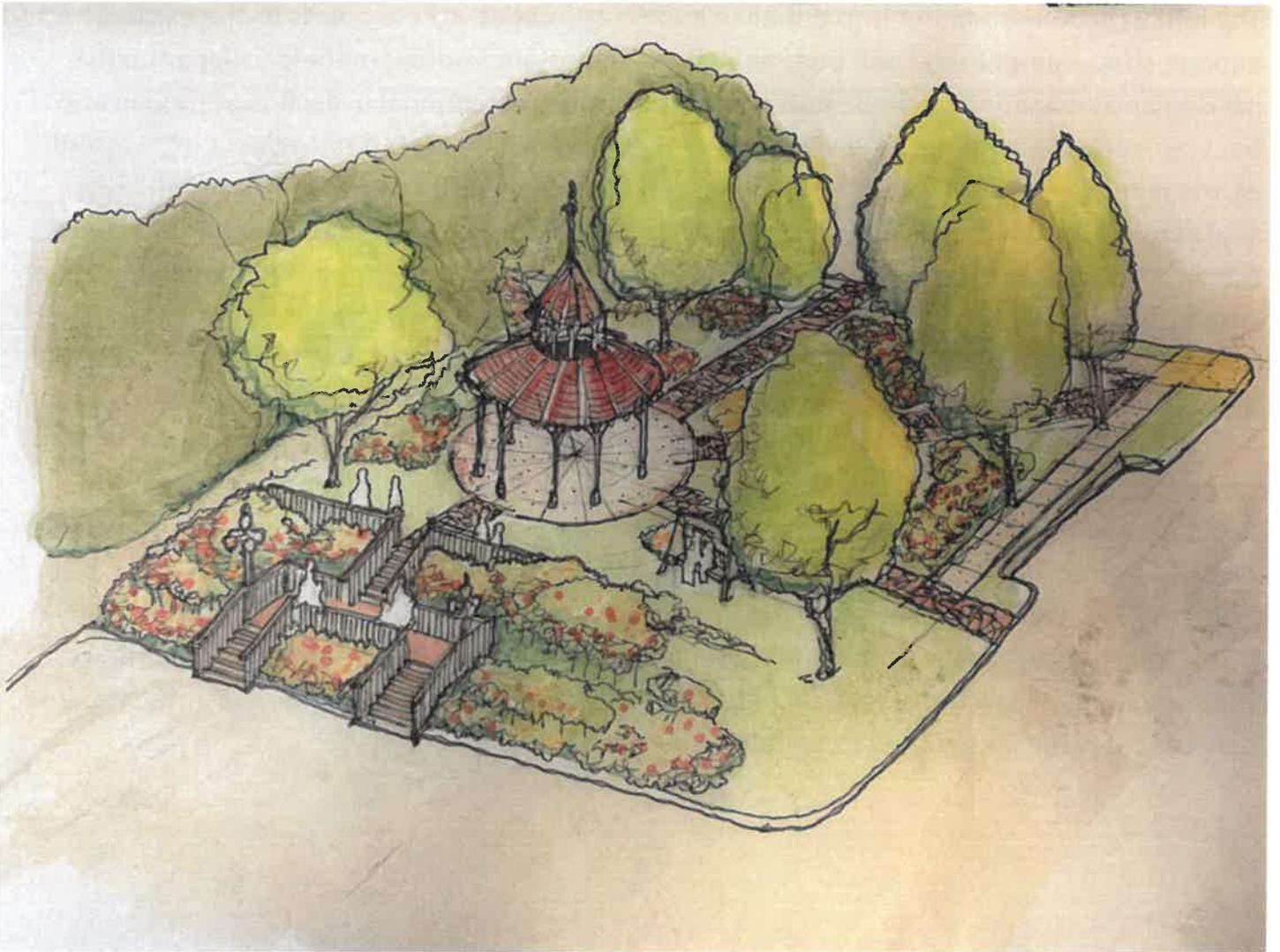


Beach Park





Beach Park





City Campground Narrative

Ed Freer, Designer

The initial recommendation is to enhance and clearly define access points to the existing antique shop, campground and boat launch. An important improvement is to separate the parking and circulation from the antique store and the recreational uses. Both camping and boat launch will now enter a newly designed entrance with updated signage, an ingress and egress lane. Signage will clearly defined accessing the northern campground area and the southern boat launch area. The existing structures will be upgraded providing better services. A restroom and fish cleaning station will be located between the campground and boat trailer parking lot. This will serve both the campground and boaters, but emphasize the demand from the fishing community. In addition to the new structure, there will be a pull off lane for boaters and their trailers so boaters can clean their boats and fish on the way out. An important aspect to provide better definition of the boater area and campground, we recommend adding landscaping. The southern edge of the campground will receive both deciduous canopy and evergreen trees to help screen and provide privacy for the campers. The addition of planting island and canopy trees will help define the egress and ingress, but also provide shade and greenery in an area that is difficult to plant because of all the turning movements. All of these improvements will dramatically enhance the entrance experience, the separation of functions, reduce pedestrian/vehicle conflict and provide the amenities and services that will discourage the current pedestrian crossing of Hwy 42

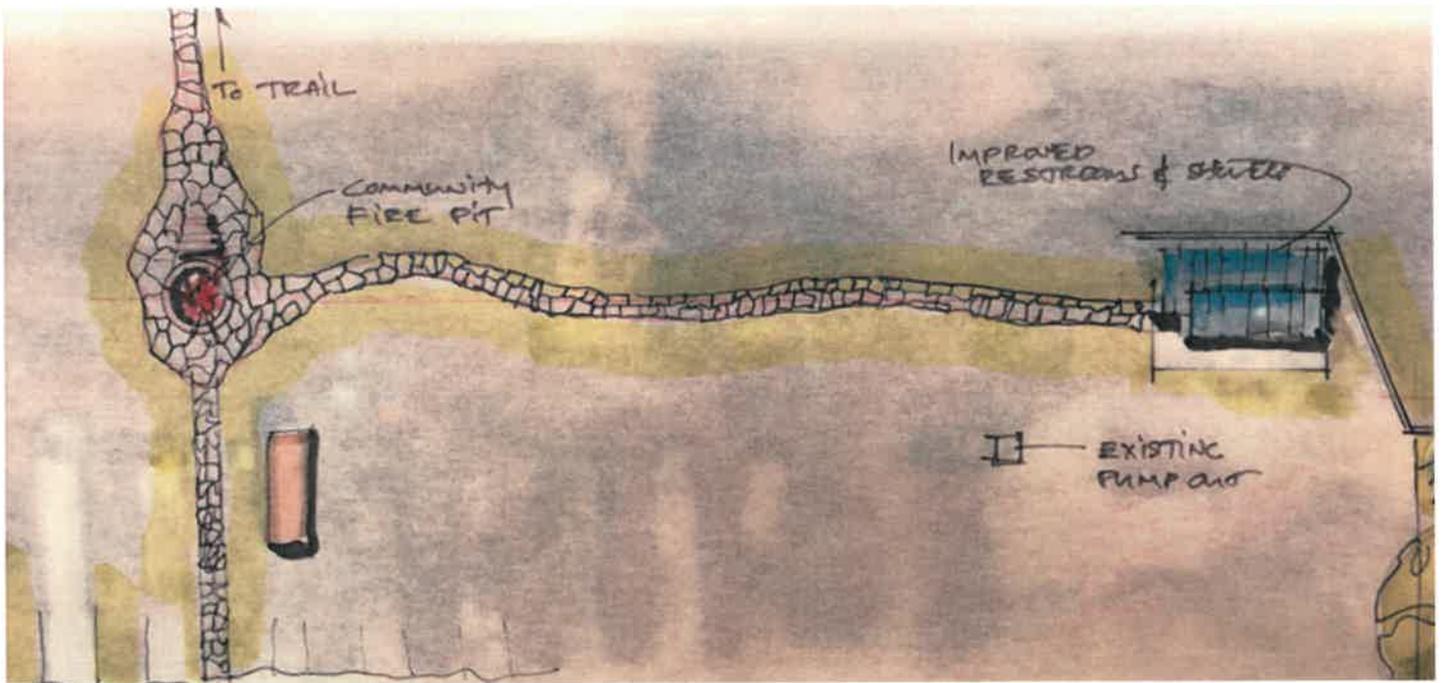


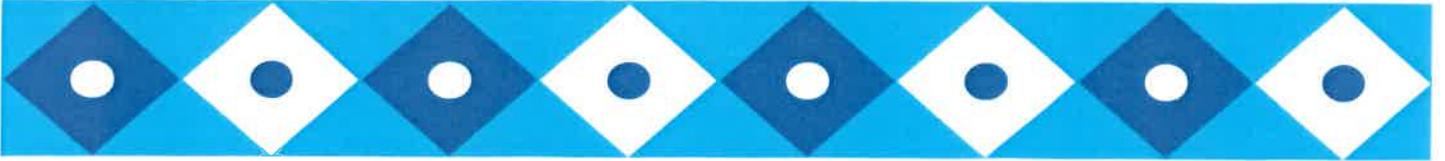
City Campground



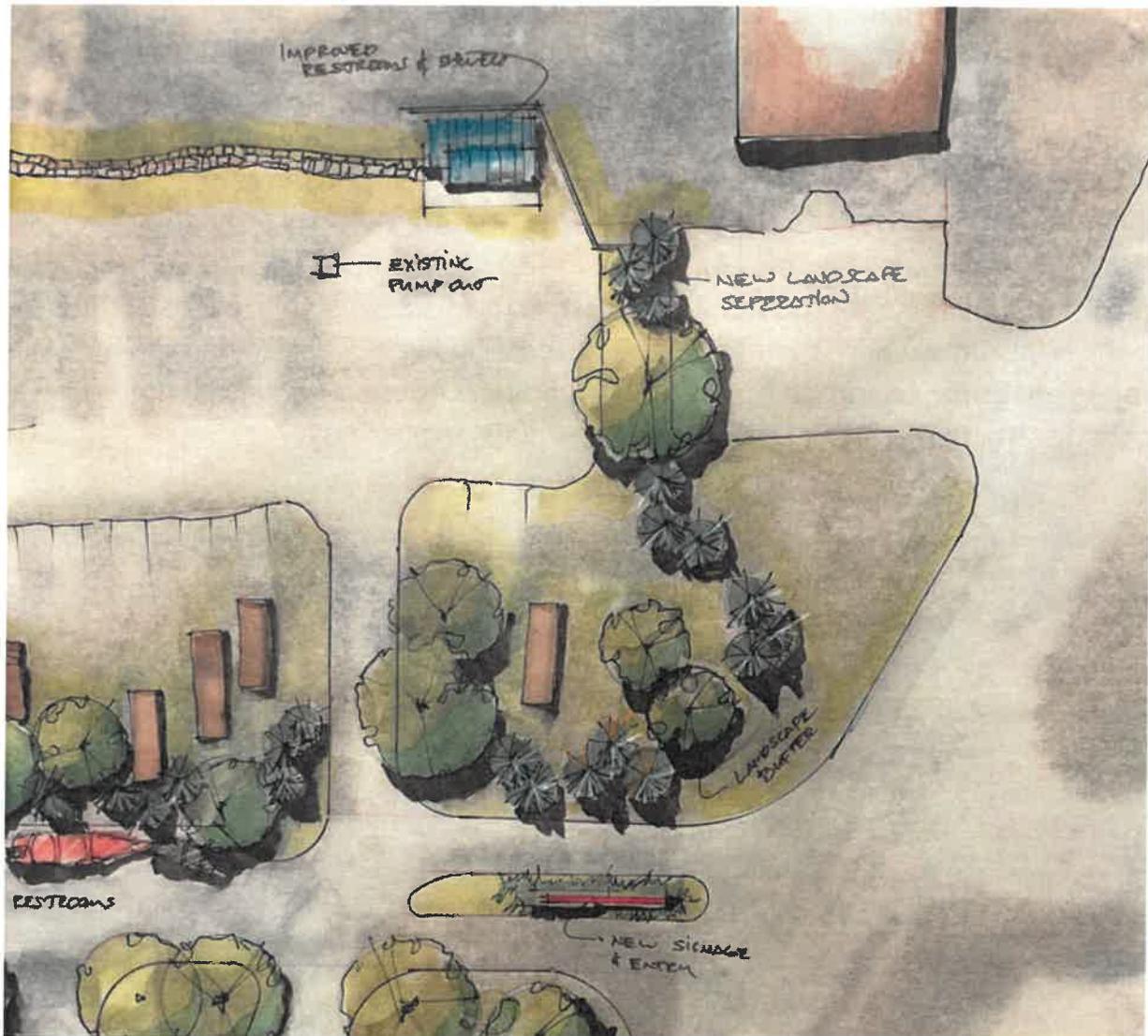


City Campground





City Campground





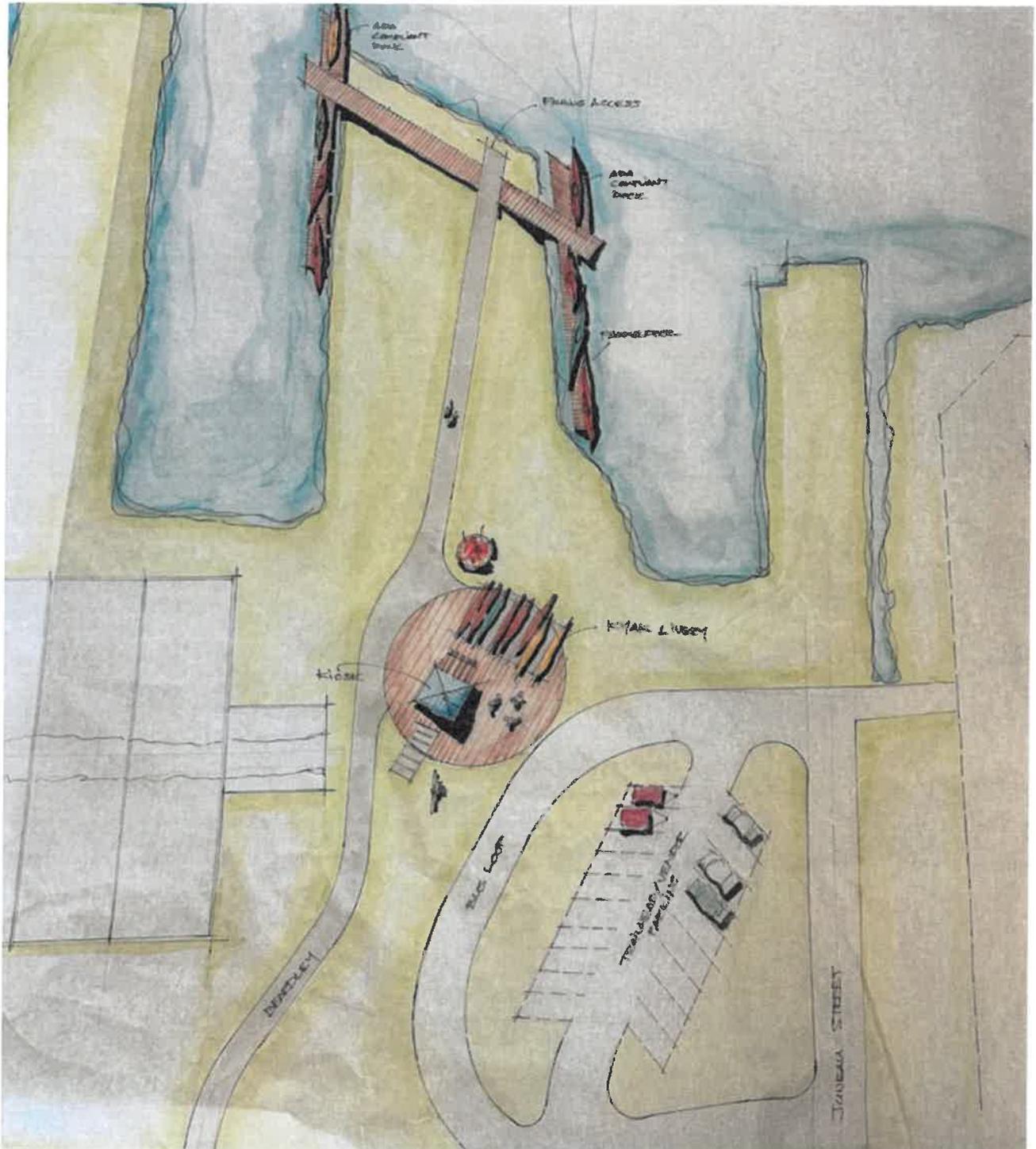
River Landing Narrative

Ed Freer, Designer

The Ahnapee Landing will become a trailhead serving the trail itself as well as a springboard for paddle craft venturing into the conservancy. It will be universally accessible for bicycle, kayak, canoe and walking. One of the major goals will be to provide connectivity from a regional standpoint for paddle and pedal, as well as a drop off point for environmental education and eco tourism. Vehicular access will take advantage of Juneau Street and it will be an unimproved, gravel lot with ample turning movement for both school busses, tour busses and personal vehicles. There will parking for 20-24 personal vehicles, with opportunity to bring in rental vendors for paddle craft and bicycles. The kayak and canoe launch areas will take advantage of the existing basins, with a small structure that will provide storage. We recommend constructing restrooms and racks to create a canoe/kayak livery that can be managed in conjunction with the rental business. A resident living in the area could bike or walk to the kayak area where their crafts are stored. The livery will also be available. We encourage signage for education as well as wayfinding. Other amenities might include a season shade structure (canvas sails), benches, and fishing access.

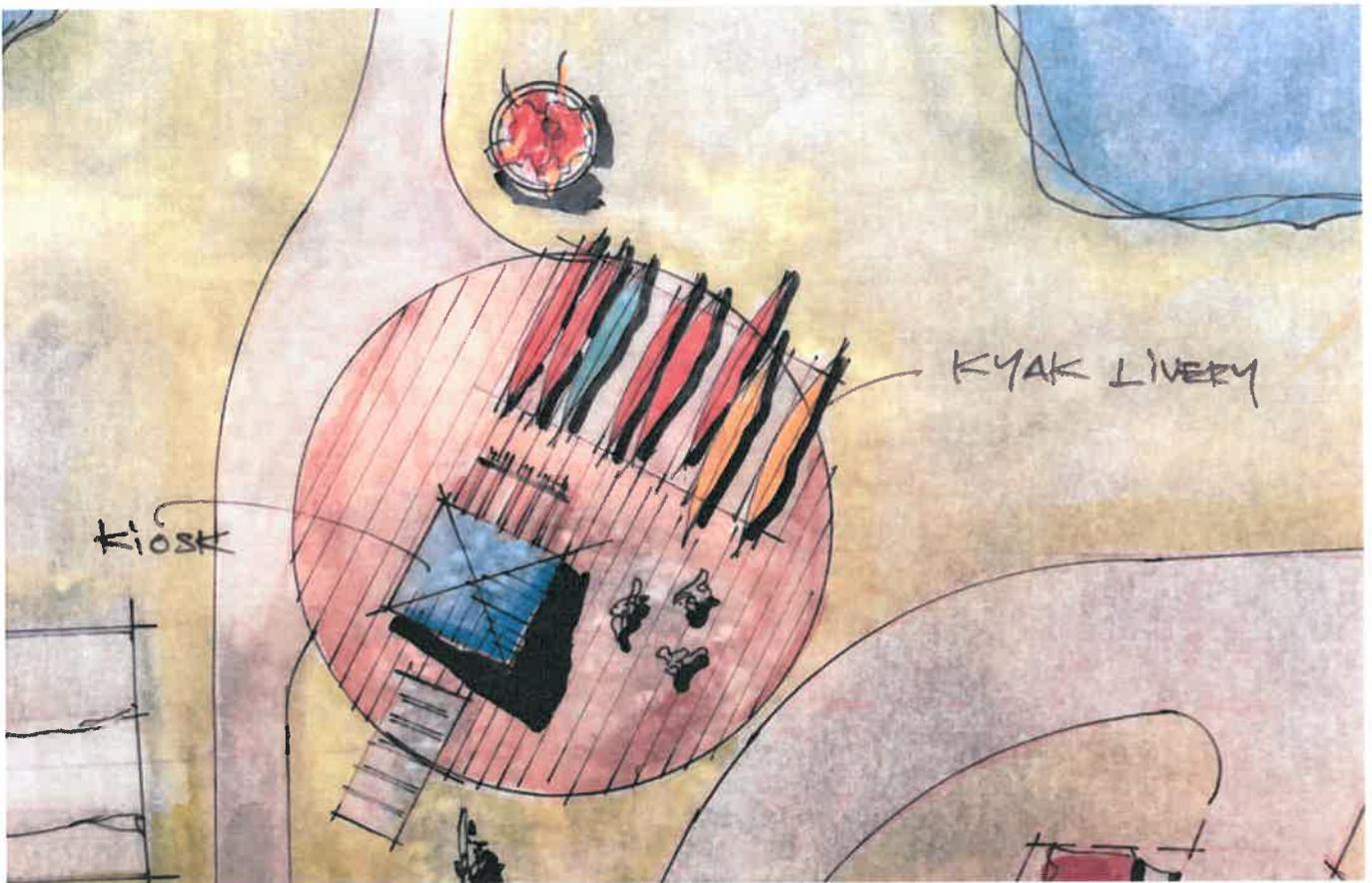


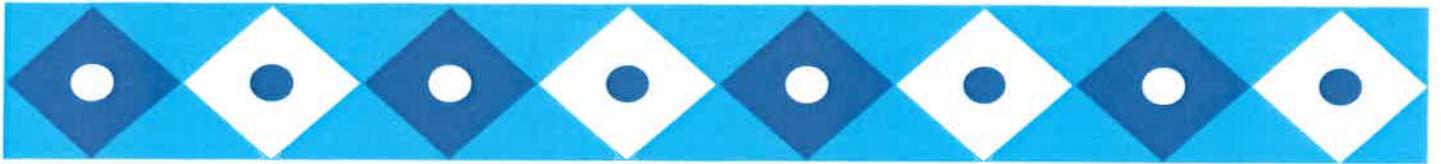
River Landing





River Landing





River Landing

