



OAKCREEK
— WISCONSIN —

LAKEFRONT BLUFF PROJECT INFORMATION MEETING

MAY 25, 2023 - OAK CREEK CITY HALL

A decorative graphic in the bottom right corner of the slide. It consists of several overlapping, wavy shapes in shades of light blue, medium blue, and green, creating a modern, organic feel.

Lakefront History

- Development of the industrial area started in 1893 (130 years ago)
- General industrial practices left a very negative impact on the environment and Lake Michigan.
- No public access to Lake Michigan for over a century.
- In 2001, the last industrial building was decommissioned.
- The City of Oak Creek collaborates with multiple partners in order to achieve the goal of reclaiming the area.
 - Wisconsin Coastal Management Program
 - Wisconsin Department of Natural Resources
 - Milwaukee Metropolitan Sewerage District
 - US EPA Shoreline Cities Grant
 - Fund for Lake Michigan
 - WisPark, Du Pont, Connell/Beazer



Lakefront History

- Environmental remediation of old industrial sites begins in the early 2000s.
 - Du Pont begins investigation work and remediation of the site in the early 2000s lasting until 2014.
 - 2015: Lake Vista Parkway constructed.
 - 2016-2017: Lake Vista Park constructed.
 - 2022: Development of Lakeshore Commons begins with infrastructure construction and residential buildings.
- Work continues on the remaining old industrial sites.



Lakefront Bluff Projects

- North Bluff Revetment and Stabilization
 - 2023-2024
- Peter Cooper Vat House Demolition
 - Summer of 2023
- North Bluff Park Plan - Final Design & Phased Construction
 - Design 2023-2024
 - First Phase Construction 2025
 - Subsequent Phases through 2030



North Bluff Revetment & Stabilization

Description

Construction of a traditional stone revetment at the bluff toe to mitigate wave-induced erosion. Bluff stabilization to restore stability to the eroding bluff face and secure environmentally impacted soil from falling into Lake Michigan.

Goals

1. Protect bluff toe from wave action allowing for future development of the site into a city park.
2. Stabilizing the bluffs to prevent impacted soils from falling into Lake Michigan.
3. Allow public access to the shoreline from the top of the bluff.

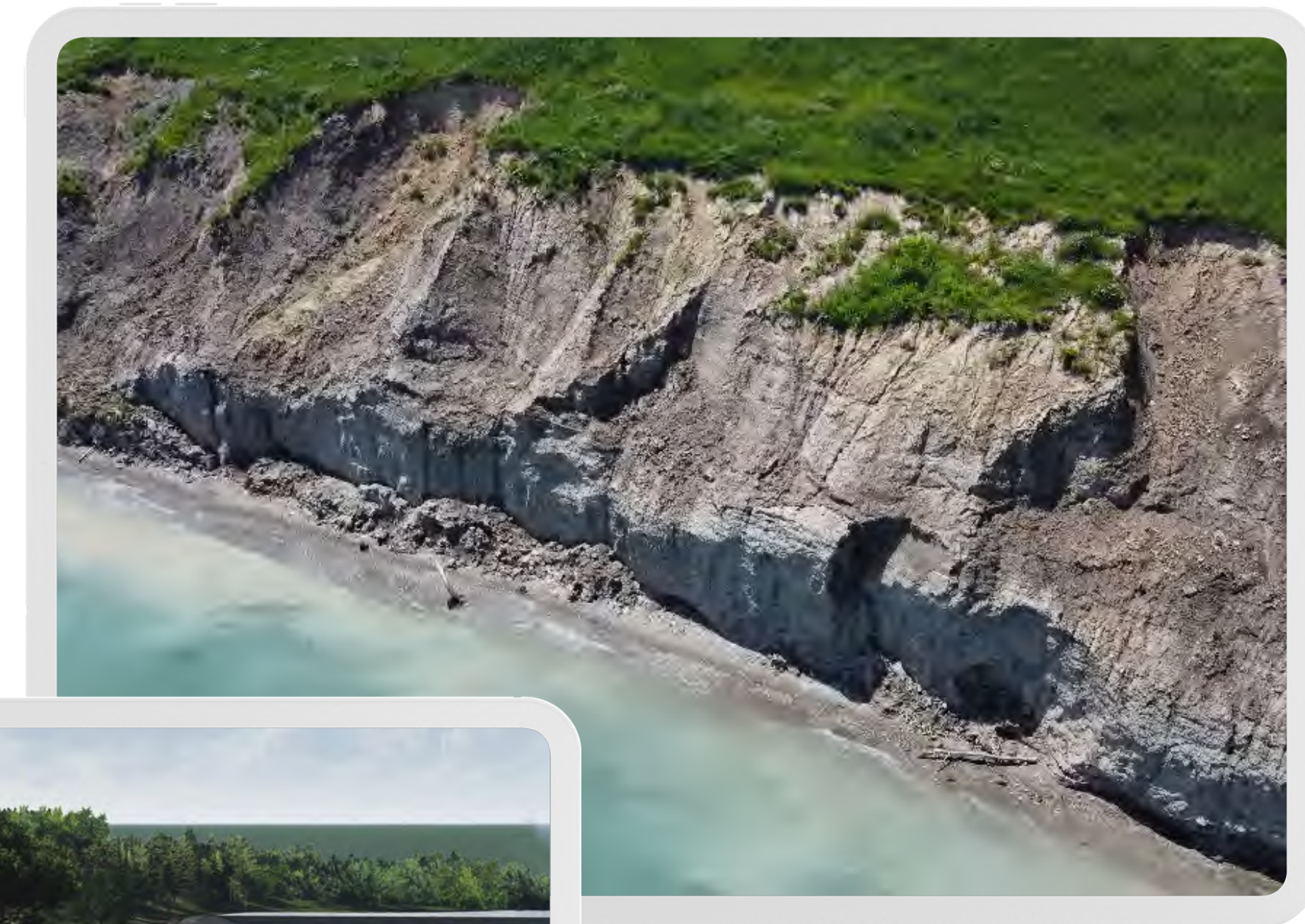
Schedule

June 2023 – Begin construction of the revetment (large armor stone).

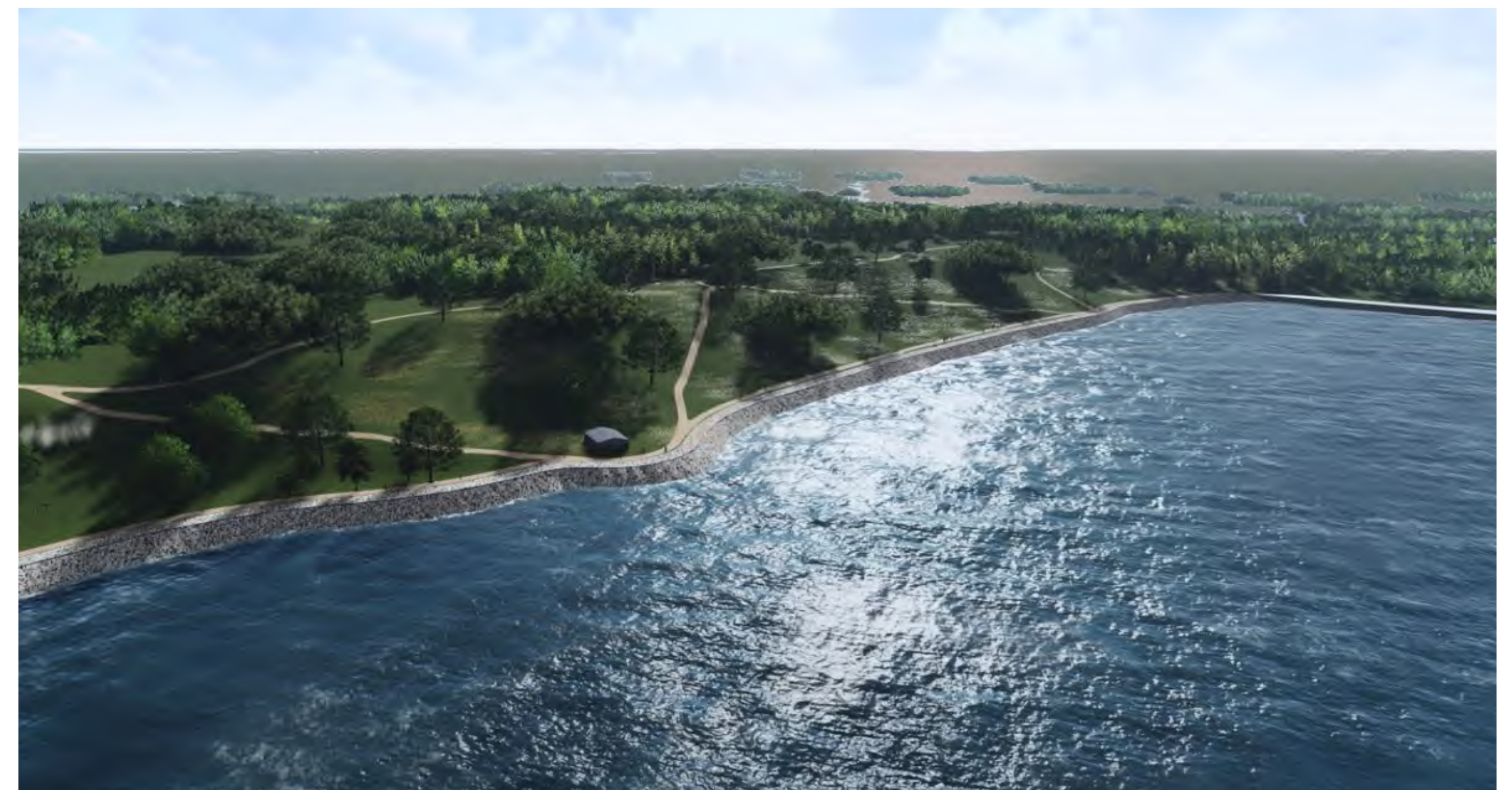
August 2023 – Begin bluff stabilization (filling in behind revetment).

Winter 2023/2024 – Complete the construction of the revetment.

Spring 2024 – Complete the bluff stabilization and native plantings.



Peter Cooper - Past, Present & Future



Peter Cooper Vat House Demolition

Description

Demolition of the large building at 8850 S. 5th Avenue (one of the only remaining industrial buildings at the lakefront) known as the former Vat House. The demolition will consist of removing the metal building and the concrete and cinder block walls, and the concrete base slab will be crushed on site.

Goals

1. To safely remove the last largest industrial building along the lakefront.
2. Open the potential for eventual modern use in a larger vision of redevelopment of the west portion of the site.
3. Realize potential cost savings by using crushed concrete in future development or with bluff stabilization.

Schedule

June 2023 – Begin mobilization, site readiness (erosion control and fencing), and begin building demolition.

August 2023 – Concrete slab demolition and crushing.

September 2023 – Rough grade site and end construction.



North Bluff Park Plan

Description

The North Bluff Park Plan is in response to the project that was being planned to stabilize the bluff. This plan will create a shoreline and blufftop “ribbon park” that will secure public access to this area of Lake Michigan shoreline for future generations. City of Oak Creek Officials recognized the chance for a “once in a lifetime” opportunity to transform the shoreline from unsightly former industrial brownfields into a generational public park with newly created native habitat and greenspaces. This new park will include trails, sitting areas, and other amenities providing experiences and recreational opportunities. The long-term plan includes a goal to connect the park to the south (Bender and Lake Vista) via new shoreline paths. In all planning, a healthy environment and a newly created habitat for birds and pollinators will be incorporated.



Goals

1. Connectivity – Create one large continuous lakefront experience and park network by connecting the North Bluff and Lake Vista Park.
2. Accessibility – Provide everyone in the community with a way to experience the views, native landscapes, and Lake Michigan, regardless of their physical ability.
3. Maintenance & Cost – Construct a park in a way that requires less upkeep and reduces the cost of maintenance, as well as allowing the plan to be implemented in independent phases.

Schedule

- 2023/2024 – Complete the design phase and apply for available funding through grants.
- 2025 – First phase of park: park entrance, natural gardens, nature play areas, and top of bluff path and improvements.
- 2026 to 2030 – Implementation of remaining phases (sequence depending on need and funding opportunities).

Concept Development



- LEGEND**
- APPROXIMATE STUDY BOUNDARY
 - MAJOR ACTIVITY NODE
 - POINT OF INTEREST
 - UPLAND CONNECTIONS
 - LAKE LEVEL CONNECTIONS
 - OVER-BAIRNE CONNECTION
 - BLUFF GRADING AND SHORELINE IMPROVEMENTS
 - UPLAND IMPROVEMENTS
 - FUTURE UNDEFINED DEVELOPMENT
 - LAKE SHORE COMMONS



Concept Alternatives



These concepts were partially developed over the course of the three-day and then further refined after a round of comments from key stake holders. These four concepts fall into two categories: The first category (Concepts A & B) being passive recreation based with low amounts of programmings, and the second category (Concepts C & D) being socially interactive with more intensive forms of programming.

Concept A

- Pedestrian Bridge
- Entrance Overlook
- Multi-Use Trails
- Small Seating Areas
- Rock Scramble

Concept B

- Pedestrian Bridge
- Entrance Overlook
- Terraced Nature Play Areas
- Lake Shore Lawn Area
- Multi-Use Trails
- Small Seating Areas
- Rock Scramble

Concept C

- Pedestrian Bridge
- Entrance Plaza
- Restrooms
- Terraced Seating/Steps
- Embankment Slides
- Perched Beach
- Small Boardwalk
- Sport Trails

Concept D

- Pedestrian Bridge
- Entrance Plaza
- Restrooms
- Central Stair Case
- Perched Wading Pool
- Large Boardwalk
- Sport Trails

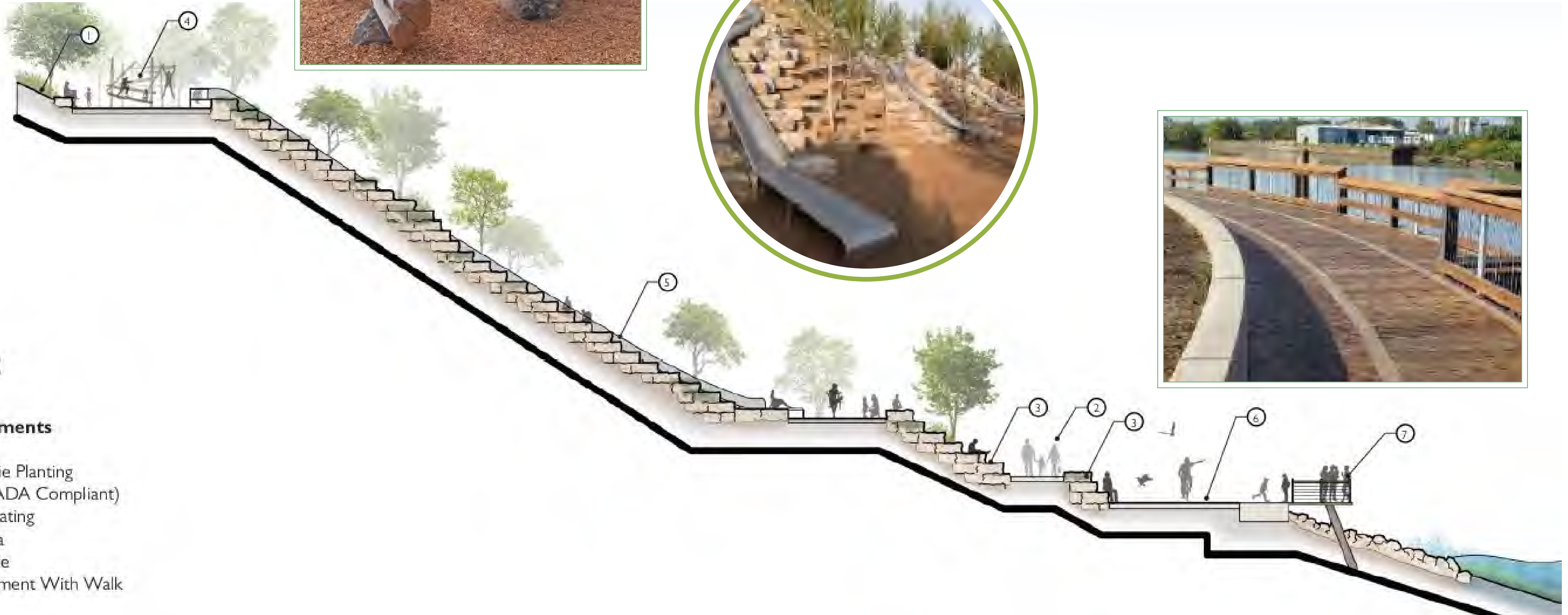


Consensus Plan

Design Elements

- Natural Park Design
- Unique Waterfront Protection
- Elliptical Pier





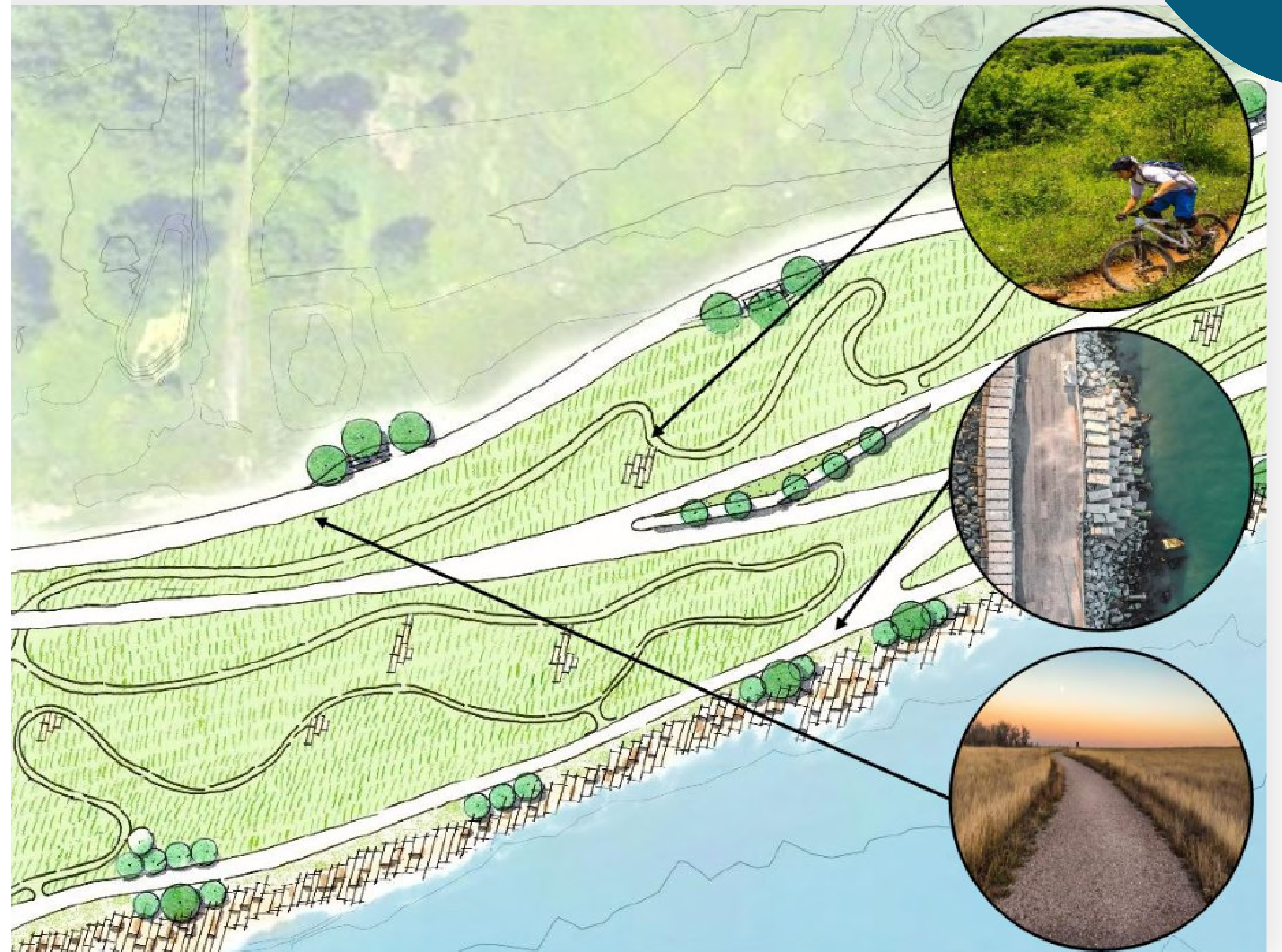
Section C-C

Programming Elements

- ① Naturalized Prairie Planting
- ② Multi-Use Path (ADA Compliant)
- ③ Stacked Stone Seating
- ④ Natural Play Area
- ⑤ Embankment Slide
- ⑥ Accessible Revetment With Walk
- ⑦ Elliptical Pier

Design Elements

- Bike Trails
- Waterfront Paths
- Natural Trails



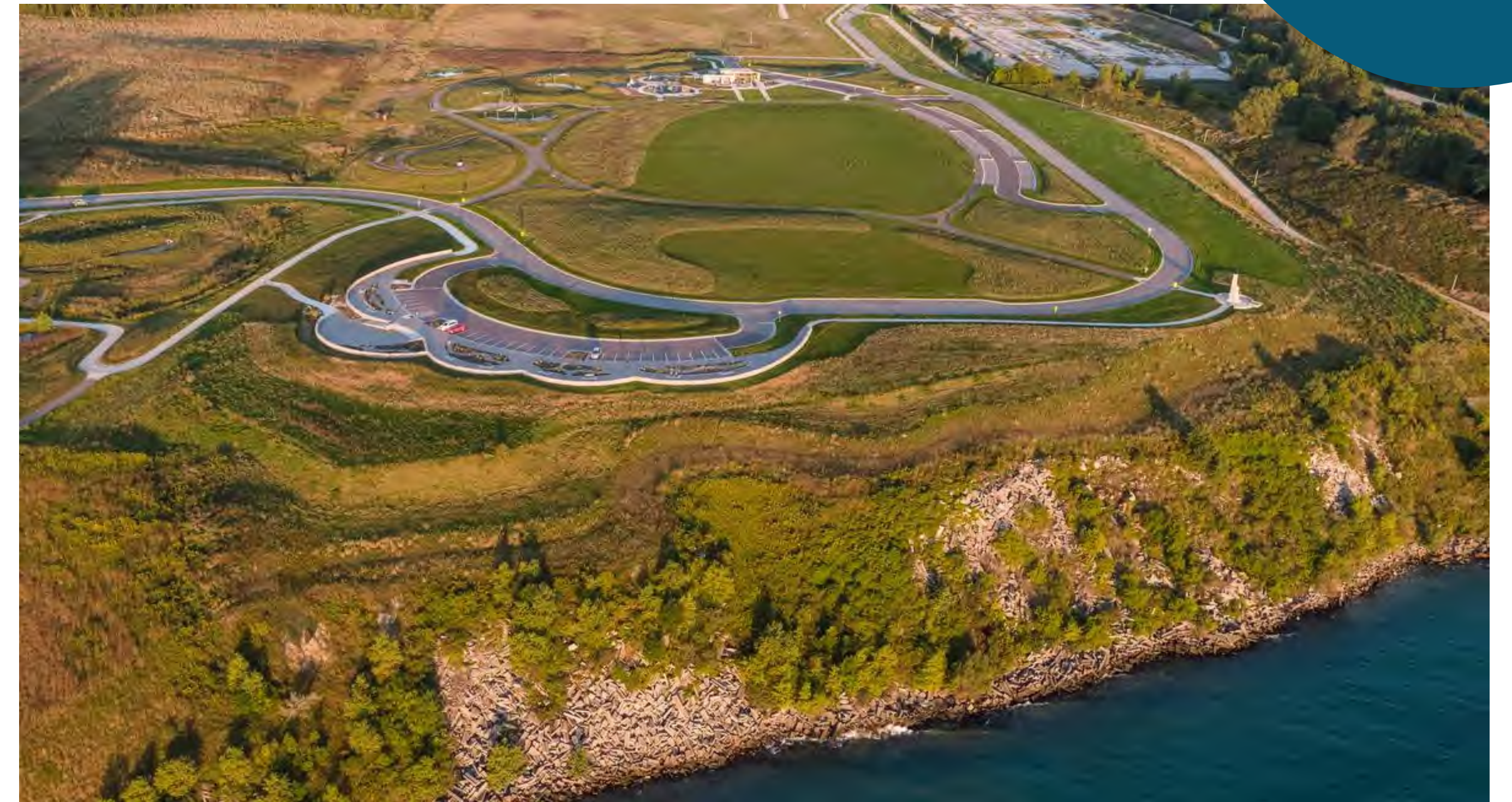
North Bluff - Haul Routes



Proposed Haul Routes

- STH 100
- S. 5th Avenue
- Interior local roads to each site: Lake Vista Parkway, Depot Road & Access Road to Water Intake.

Lake Vista Park




Lakefront Redevelopment Action Plan

City of Oak Creek, Wisconsin
Adopted February 20, 2012



Lakefront Bluff Project Plan - PIM

2023 May 25



THANK YOU!

For more information, please contact

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