

Title: Construction of Restroom Building at Hart Park

Issue: The City is planning construction of a restroom building at Hart Park. The building requires approval from the Board of Zoning Appeals and the Historic Preservation Committee.

Background: The City is planning a restroom building to serve the Western side of Hart Park. The proposed building is a single story prefabricated structure consisting of two single occupancy restrooms and a small utility chase. Amenities in this area of the park include the softball field, volleyball courts, and tennis/pickleball courts. The Oak Leaf trail also passes through the West end of Hart Park.

Historically, there has been a restroom to serve this area of the park but it was removed in 2020 due to its location in the floodway of the Menomonee River. Since its removal portable toilets have served the area and the parks department receives regular inquiries as to when the permanent restroom building will be replaced.

To comply with federal and local regulations the new building must be sited entirely out of the floodway and have a finished floor elevation of at least two feet above flood elevation. There are only two areas in Hart Park, West of 72nd Street, which satisfy this criteria. The first, which is the proposed site of the building, is located just south of Hart Park Lane between the upper tennis/pickleball courts and the softball field. This area was selected because it is relatively central to the amenities being served and is only just North from the original restroom removed in 2020. The second area is also just South of Hart Park Lane at the Western boundary of Hart Park. This area is considered less desirable as it is farthest away from the areas of service. Both of the possible building sites are within 100 feet of the nearest property line, which is shared with the Canadian Pacific Railway Company and will require a set-back variance to be granted by the Board of Zoning Appeals. The proposed building site is approximately 62' from the property line shared with CP. The next nearest private property is located on the North side of State Street approximately 200' from the proposed building site.

In addition to the floodplain regulations, Hart Park West of 72nd Street is also designated as a locally historic district. Since the proposed building site is within the historic district, approval of the building's form and exterior finishes will be required from the Historic Preservation Committee. Other structures within the historic district include the Muellner Building and the Parks Administration Building. The exterior finishes of the proposed restroom building have been selected to match the two existing buildings. This includes a lannon stone cladding, dark brown exterior trim and doors, and a dark brown steel roof similar to the one recently installed on the Muellner.