

May, 2014

### **Master Plan Variance**

**Variance:** Addition of an accessible cabin to the family campground.

**Property Name:** Harrington Beach State Park.

**Proposed Change to the Master Plan:**

Construct an accessible cabin (approximately 30ft x 35ft – 1,050 square feet) in the family campground to replace site 114.

The cabin will have a maximum capacity of six people, and will include the following features:

- wheelchair accessibility
- a kitchen with low counter, stove, microwave and refrigerator
- two hospital beds with lift, a full-size sofa sleeper and two cots
- a Hoyer lift
- a bathroom with wheel-in shower, bench and shower commode chair
- several outlets and lighting
- heat and electricity
- a kitchen table and chairs
- an attached screened-in porch
- an outdoor accessible fire ring

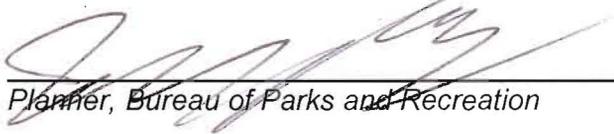
The estimated total project cost is up to \$175,000 that will be funded by both public and private sources.

*Maps, designs and background materials provided on the following pages.*

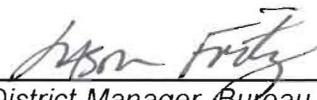
**Supporting Approvals**

  
\_\_\_\_\_  
Superintendent, Harrington Beach State Park

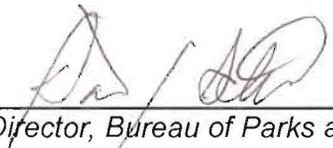
Date: 4/28/14

  
\_\_\_\_\_  
Planner, Bureau of Parks and Recreation

Date: 5/1/14

  
\_\_\_\_\_  
District Manager, Bureau of Parks and Recreation

Date: 5/7/14

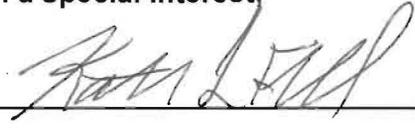
  
\_\_\_\_\_  
Director, Bureau of Parks and Recreation

Date: 5/7/14

  
\_\_\_\_\_  
Administrator, Division of Lands

Date: 5/12/14

**Others with a special interest:**

Signature:   
\_\_\_\_\_  
Technical Reviewer, Bureau of Facilities and Lands

Date: 5/7/14

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_

## SUPPORTING INFORMATION

### Purpose and Need for the Proposed Variance:

As reported in the 2008 American Community Survey by the US Census, Wisconsin has 594,164 disable persons, a number that represents 13.5% of the overall state population. Among residents 65 and older, 33.1% are classified as disabled. As Wisconsin's large baby boomer population continues to age, the demand for disabled recreation facilities is increasing.

In 2009, the Harrington Beach State Park family campground was developed on approximately 60 acres of grassland and old field habitat west of Sauk Trail Road. The campground has 73 sites made up of 33 electrical sites, 33 non-electrical sites, six walk-in tent sites and a group site that accommodates up to 30 people. The Master Plan also authorized the construction of two campsites with handicap accessible yurts. However, the yurts were not constructed due to construction code requirements. In place of the two yurts, one accessible cabin will be built. The location of the cabin is shown on Figure 1. This location offers the most favorable access in a safe environment.

Harrington Beach State Park assessable cabin will complement the other seven accessible cabins that are located at Mirror Lake, Buckhorn, High Cliff, Kohler-Andrae and Potawatomi State Parks; and at the Kettle Moraine State Forest-Southern Unit along with the Richard Bong State Recreation Area.

As shown in Figure 2, that cabin style and configuration will be similar to the other cabins within the system.

Funding for the cabin will come from both public and private sources:

Knowles-Nelson Friends Stewardship Grants:	\$60,000
Friends of Harrington Beach State Park:	\$70,000
In-kind labor and material donations:	\$45,000
Total	\$175,000

## **Anticipated Primary Benefits of the Proposed Variance**

A goal of the Wisconsin State Park System is to increase recreational opportunities and park use to people with disabilities.

The state park accessible cabins open up a whole new world to people with disabilities. There are many people that would never get an opportunity to spend time in the outdoors camping, having a camp fire, or even cooking for themselves. The proposed cabin at Harrington Beach State Park will offer an opportunity for people with disabilities to experience the outdoors.

The park is increasingly developing accessible recreational facilities including an accessible trail around Quarry Lake, an accessible fishing pier at Quarry Lake, an accessible fishing pier at Puckett's Pond and an accessible trail to the Lake Michigan beach.

## **Unavoidable Adverse Impacts**

Campers may be bothered by the construction project, which will take place during part of the camping season. To limit the disturbance, construction activity will be restricted to Monday-Thursday, 8:00 a.m. to 5:00 p.m., and from 8:00 a.m. to 12 p.m. on Friday. No construction will take place on weekends. No other adverse impacts are expected.

## **How the Master Plan Supports the Proposed Variance**

The Goal Statement on page five of the Master Plan states:

*The 2000-2005 Statewide Comprehensive Outdoor Recreation Plan describes the need for additional recreational facilities, including campgrounds, in southeastern Wisconsin. Harrington Beach State Park is a perfect candidate for a campground because of its location along the I-43 transportation corridor and Lake Michigan shoreline, and its proximity to a large population base.*

This goal states that there is a need for modern camping facilities. It also points out that the park is very close to a large population base. And, although the accessible yurt sites were not able to be constructed, the construction of this accessible cabin will provide a "modern camping facility." With the cabins up graded facilities, it will accommodate an even broader range of individuals and families with disabilities. The

Department considers the proposed accessible cabin to be compatible with the Master Plan.

**Summary of any Alternatives Considered:**

Alternative 1: Status Quo - Do nothing

The master plan objectives of providing an accessible camping structure will not be achieved.

Alternative 2: Build the accessible cabin in place of the yurts

With the difficulties of the yurt design, the next best solution is to build an accessible cabin. This building will meet the objectives of the master plan.

**Summary of Public Comments:**

The draft variance was available for public review and comment from March 20, 2014 – April 11, 2014. This draft was posted to the Harrington Beach State Park webpage and a press release was sent to local media outlets. No written comments were received.

**Compatibility with Statutes, Codes, and Department Policies:**

This variance to 2009 Harrington Beach State Park Master Plan meets the requirements of Ch. NR44.04, Wis. Adm. Code.

**Federal Aid Limitations:**

Harrington Beach State Park received Land and Water Conservation Fund (LAWCON) dollars in the 1960s.

**Figure1**  
**Proposed Accessible Cabin Location**

**HARRINGTON BEACH STATE PARK CAMPGROUND**

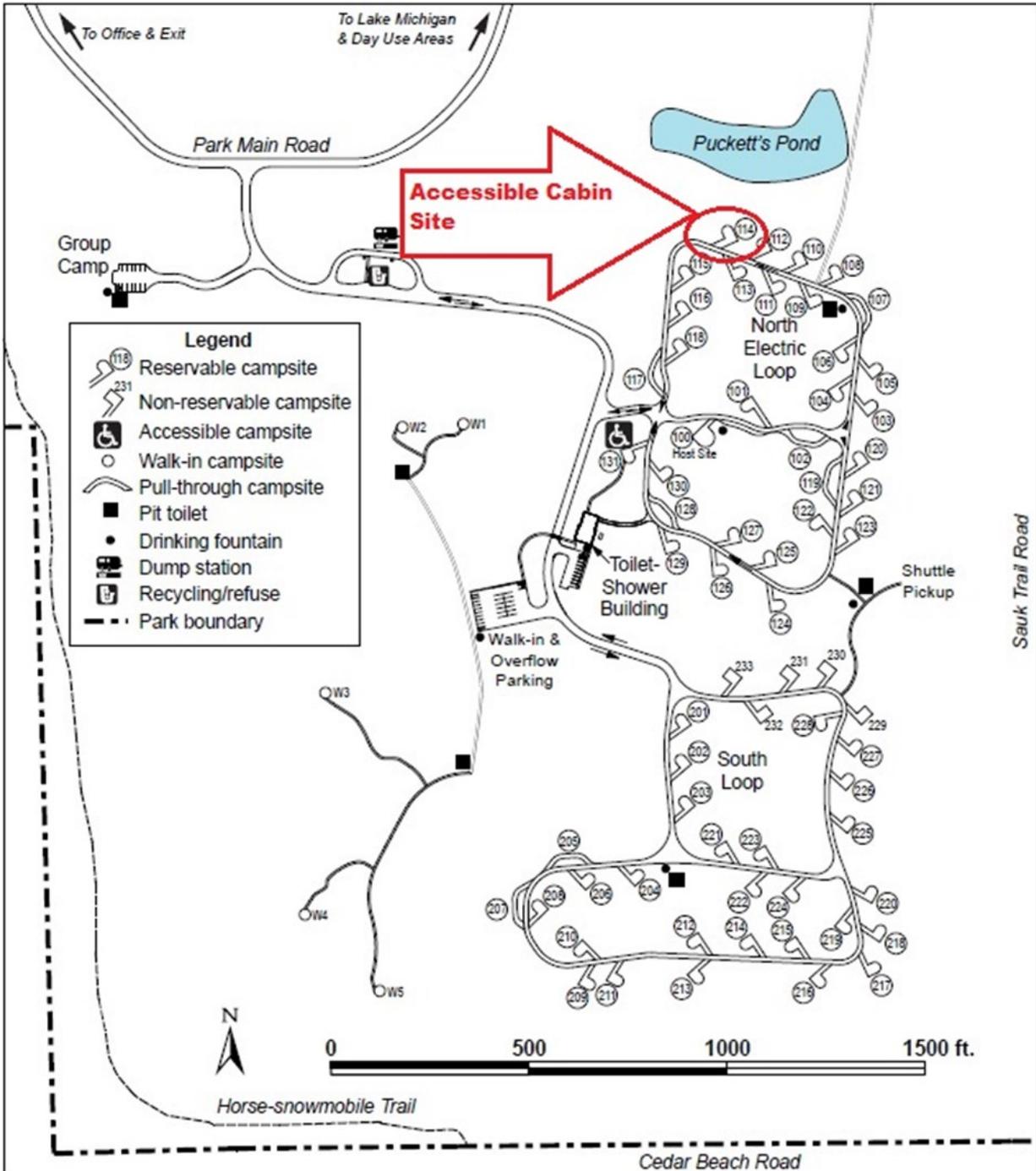


Figure 2

Proposed Accessible Cabin Design

