

**VILLAGE OF PLEASANT PRAIRIE
PARK COMMISSION
Village Hall, Auditorium
9915 39th Avenue
Pleasant Prairie, Wisconsin 53158
Wednesday, September 6, 2006
6:00 p.m.**

A regular meeting of the Pleasant Prairie Park Commission was held on Wednesday, September 6, 2006, 6:00 p.m. Present were Michaeline Day, Rita Christiansen, Michael Russert, Glenn Christiansen and Kathleen Burns. Alex Tiahnybok and William Mills were excused. Also present were Michael Pollocoff, Village Administrator; John Steinbrink, Jr., Superintendent of Parks; and Judith Baternik, Clerical Secretary.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. CONSIDER APPROVAL OF THE AUGUST 1, 2006 PARK COMMISSION MEETING MINUTES.**

Michaeline Day:

In your packets you have your minutes of August 1st. If you've had a chance to read them, are there any corrections or additions? If not, a motion to accept as written.

Rita Christiansen:

I make a motion to accept the minutes as written for August 1st.

Michael Russert:

I second the motion.

Michaeline Day:

All in favor?

Voices:

Aye.

- 4. CITIZEN COMMENTS**

Michaeline Day:

In our packet we have been given a letter to us from a citizen who could not be here in person that owns the property commonly known as 8815 5th Avenue in Pleasant Prairie.

It was addressed to Ms. Werbie. Did you want me to read it into the minutes? Or, just make note that he is—

John Steinbrink, Jr.:

We can just make a note. Actually it's pretty small, it's only two paragraphs, so if we just read it in then it's documented as part of the process.

Michaeline Day:

Okay. "As you are aware, I am the owner of that certain real estate commonly known as 8815 5th Avenue, Pleasant Prairie, WI. As I had previously informed you, I was intending to develop the parcel as single family residences similar to the other homes in the Carol Beach Estates area. I was in the process of preparing the necessary materials to secure the appropriate zoning for single family residences. You, however, have recently informed me that the Village of Pleasant Prairie is considering amending its Comprehensive Plan and designating my property for a 'park use'. You indicated you hoped to have funds available to purchase the property from me and put it to a public park use.

"Considering my plans for my property, I would not object to the amendment of the Pleasant Prairie Comprehensive Plan designating my property for park use if the Village of Pleasant Prairie would agree to purchase my property for a price consistent with its highest and best use. Very truly yours, Ralph J. Gesualdo."

Any comments?

Rita Christiansen:

None.

Michaeline Day:

We'll just put into record then. Thank you.

5. NEW BUSINESS

a. Review and Discuss Concept Plan for Highpoint Neighborhood Park.

Michaeline Day:

In your packet you have two conceptual drawings or preliminary drafts and John Steinbrink has put it up on the wall as well.

John Steinbrink, Jr.:

Good evening everyone. I have been working with Jean Werbie and the CD and some people in Unified for the last couple months trying to put together where our next

community park and school and neighborhood plan would be. One of the comments from Jean Werbie is that this is just a draft of the neighborhood plan. The roads, the densities, the lot layouts have not been approved by the residents. It hasn't gone through the public hearing processes, so by no means are they set in stone.

She did want to make a note that in the northwestern corner where the condos are designated in the light brown area that the density is going to be much less, a process that CD goes through. The most important thing that we're concerned about right now is the layout and design and functionality of what for right now we're going to call the Highpoint Neighborhood Park.

Included in your packet and as talked as part of the Park and Open Space Plan which we recently just finished, we plan on having a neighborhood community park at the Highpoint Neighborhood Plan. This is located just on the southeast corner of Highway 31, which is shown to the left of the map, and 93rd Street up to the north, so just to give you a little bit of perspective of where it is. The Village Green Neighborhood Plan is actually just off to the--you can see it right over here. This is the western portion here of the Village Green Neighborhood Park. So there is some connectivity that we plan on having making some sort of recreational trail or corridor all the way from the bike trail and ultimately ending down at the RecPlex.

We worked with Unified and Unified gave us some sort of a layout that they wanted to have for a school, parking lot, a track and field, a small football field inside the track, and we're trying to incorporate some sort of a neighborhood, actually probably more of a community park, a little bit larger, active recreation use on here which will include three U18 soccer fields. There are tennis courts just to the right of the U18 soccer fields. Five practice fields, a parking lot, a small pavilion and then a quad of softball diamonds.

It's always nice to be just a little bit ahead of development and that's basically why bringing this plan before you this evening is just to make sure that the Park Commission has a couple of months to look at this plan, make sure that it's going to function properly, make sure that all of the trails are interconnected, that the layout itself of the park seems to make some sort of logical sense. Jean plans on bringing this neighborhood plan before the public sometime in November so that gives us a couple months to take a look at it, review it, make some comments, have some input as we can.

I guess the only thing I really see that's missing on here that we'll probably have to decide where it's going to go is going to be that interconnectivity between the Village Green Park and the trail that we have running through there and somehow getting over to and across Highway 31. I don't believe that we're going to be able to have any sort of a great separation of Highway 31, so it might be wise to end up at the signals over on 95th Street and Highway 31 and then make some sort of an improvement with the crosswalks and hatches or flashing lights or push buttons or something like that.

Then there is a large parcel of woods off to the western portion which is going to be included in the park also. Then deciding what types of recreation you'd like to see in the woods. If you'd like to see some sort of a trail system through the woods or educational components that could be used along with the school and the woods. The layout of the

park and then the use of the woods would probably be some topics of discussion this evening. I'm really not looking for any sort of a formal action or approval of the park at all this evening, just to begin discussion and we can probably continue that through November.

Glenn Christiansen:

John, the woods was that ever surveyed by SEWRPC?

John Steinbrink, Jr.:

Jean does not have a tree survey, but as part of the neighborhood plan she's in the process of acquiring a tree survey. And they do plan on keeping the woods as woods as part of the parkland. So the developers already know that they're not going to be going in there and leveling out the woods but that it is a part of the community park.

Glenn Christiansen:

But I mean has that woods ever been gone through by SEWRPC to determine if there was anything in the woods?

John Steinbrink, Jr.:

I'm not aware if they have.

Glenn Christiansen:

Like if they would compare it to Momper's Woods or something where there's been a little bit of formal study to it and things determined. I'm just wondering if something like that had been done in this woods.

John Steinbrink, Jr.:

I don't believe that it has but maybe that could be a recommendation that we ask SEWRPC to come in and do whatever procedures.

Glenn Christiansen:

Or at least find out if they ever have.

John Steinbrink, Jr.:

We'll find out what's been done and I'll make that an action item for myself also.

Michaeline Day:

How large is that wooded area? Are we looking at 5 acres or 50 acres?

John Steinbrink, Jr.:

I believe that the entire park with the school is close to 80 plus acres.

Michaeline Day:

Eighty plus acres, but the wooded area that we're talking about.

John Steinbrink, Jr.:

Just going off of memory from a couple months ago I believe the wooded property is somewhere around 25 acres. So it is a large wooded area.

Michaeline Day:

Anyone else have any questions?

Rita Christiansen:

John, do we know, and it's considered a wetland, how much water does this area hold? Is it just weeds and reeds or normal wetland foliage?

John Steinbrink, Jr.:

There has been some wetlands identified on here as part of the neighborhood plan, and we're going to make sure that everything is designed around the park. I don't believe that there are any wetlands that are shown. I take that back. I don't believe there are any wetlands at all in this area. There is a floodplain and a floodway just to the east of the ball diamonds that's designated in a blue color but I do not believe that there's any wetlands on the property.

Michael Russert:

John, this proposed school that's not floodplain, just highlighted blue where that school is going to go?

John Steinbrink, Jr.:

Right, that's just highlighted in blue and that's going to be a proposed middle school site. And Unified was very excited to work with the Village as part of this neighborhood plan because there are a lot of homes that are going in in the Village Green Neighborhood and the Highpoint Neighborhood, and they're also very excited to see a large community park as a part of the community park.

Michaeline Day:

Do we have any idea when unified was thinking about starting their school?

John Steinbrink, Jr.:

I do not have any information like that right now. We're still really in the draft designs, although I don't believe they plan on doing it within the next five years. But that's something else that I can find out from Unified.

Rita Christiansen:

John, what was contained within the athletic area? It was soccer, tennis, softball and?

John Steinbrink, Jr.:

And a playground area. We would probably like to expand some of our recreation leagues at Lakeview RecPlex and actually use these for playing soccer, for doing softball or hardball leagues or tournaments. Right now the Village really doesn't have any soccer fields per se that are like a U18 soccer field. We take a couple of smaller fields inside of the ball diamonds and use it for the youth and recreation, but really nothing that we can use competitively at a larger scale. So this would be the first of the largest soccer fields in the Village.

Michaeline Day:

Would these all be then lit? We'd have to do some lighting?

John Steinbrink, Jr.:

We're not showing any lighting right now, and I'm not really sure if you would need any lighting in there.

Michaeline Day:

I just didn't know because now at this time of day after six o'clock a lot of time they practice until six or seven or they start practice afterwards. If you're going to have kids practicing after this time of day it's starting to get very dark. So if we're going to have middle school aged kids out there I'm worried about the safety when it gets dusky.

John Steinbrink, Jr.:

I guess that's something we could look at is what kind of lighting that we would recommend to have in the softball diamonds, tennis courts and soccer fields.

Michaeline Day:

I just think that it would be used. If it's going to be a community park that large of a park you're not going to just use it during weekends during the day.

John Steinbrink, Jr.:

Right, it would be used for evenings and tournaments and night games and leagues, etc.

Rita Christiansen:

John, would this then be property that would have to be rented from the Village for different activities, or is this in conjunction with the school and they maintain it?

John Steinbrink, Jr.:

I was talking with Jean Werbie about that just before the meeting this evening, and those are all details that would have to be worked out. I'm sure that's something we would have. The Park Commission included in how the formal layout would be, whether it's Village owned and then the school pays X amount to use the fields, but then the Village preps it or the school preps it. It depends on how that lays out. Those are all items that probably within the next several months we'll be addressing.

Michael Russert:

John, since we no longer can use impact fees, what would the funding be for development of this area?

John Steinbrink, Jr.:

We would be asking the developers for donations towards some of the active recreation.

Michael Russert:

And then once the neighborhood is approved how soon would the park be developed? Would it be once half the neighborhood is up?

John Steinbrink, Jr.:

What we're doing with a lot of our other parks, and especially the park at Village Green, the park at Creekside, two of the parks that are on their plan that are in the process to be developed right now, once they got to the phase II development of construction, and so that's when 75 percent of the homes are hooked up to sewer and water or substantially complete that we would like to see the active amenities in that park to become active and used. As part of the master grading plan on the site, we are going to require during the mass grading that the developers grade for the soccer fields and that they grade for the softball fields and it will be seeded. Then once enough of the development around that area has been built up and then the active park will start to be developed.

Michaeline Day:

Any other comments or questions?

Rita Christiansen:

Quite a big undertaking.

John Steinbrink, Jr.:

It's going to be a huge park? Do you guys have any thoughts on how you would like to see the trail interconnectivity from the Village Green get to the school site? I would assume that this would be a trail where a lot of the kids in the Village Green and Highpoint Neighborhood will be using for walking to school on a regular basis, riding their bikes to school, and so I believe that it's important that the trail somehow hits the school area for that use, somehow passes by the woods along the soccer fields, hits the playground area and the softball somehow ends up on Highway 31.

Rita Christiansen:

Part of the issue I think is going to be getting across any water, that unless you stick to Main Street that runs through this preliminary drawing. If you want to keep people off the street—

Michaeline Day:

Like you had said 95th.

John Steinbrink, Jr.:

It doesn't really have any navigable waterways. There is some floodplains and floodways, but I do believe there's ways we can get a trail through them. And I would probably recommend to keep this trail off street as much as possible, especially if it's going to be used for kids riding their bikes. I'd like to see an eight to ten foot wide asphalt trail or something where maintenance vehicles could travel on it. I've talked with our Police Chief and he'd like to see a main trail like this where if a squad car had to go on the trail for some reason it could. If an ambulance had to, for example, it would be designed as such.

Rita Christiansen:

There is an easement, isn't there, with the transmission lines?

John Steinbrink, Jr.:

Yes, there is.

Rita Christiansen:

Is there any way to utilize that easement from one to the other and then go in from there?

John Steinbrink, Jr.:

I guess one of the things we need to do is probably identify where we want to see the trail and make sure the development happens around the trail around the park.

Rita Christiansen:

And I really think I'd need to see both plans next to each other to get a better feel.

John Steinbrink, Jr.:

You mean the Village Green Park?

Rita Christiansen:

Right.

Glenn Christiansen:

Isn't the other park roughly where the words preliminary draft in red is stamped on it?

John Steinbrink, Jr.:

Yes. The other trail, you can see the mouse. The other trail accesses right about where the tip of the mouse is here.

Glenn Christiansen:

So there's practically a connection right through there because just a little farther to the left right below the light blue they're removing floodplain according to this map and creating retention, therefore how hard would it be to put something right across the top end of the retention pond and get across? So that's probably one of your simpler avenues which has probably occurred to you because you started to point to it already.

Michaeline Day:

Where's 95th Street on there? You had talked about putting the light-

John Steinbrink, Jr.:

95th Street and 31 is right here. This is intersection here. This is Highway 31 running north and south. Dabbs Farm Drive is running at an angle up to 93rd Street up here.

Glenn Christiansen:

What is that green line south of that intersection a little ways?

Rita Christiansen:

John, it looks like it's a park entrance or a roadway entrance? Right there.

John Steinbrink, Jr.:

It looks like it's an entrance into the condo development. Main Street is down here.

Rita Christiansen:

There's a dark black line just to the south of that even. That runs right and left.

John Steinbrink, Jr.:

This dark black line right here? I believe it's a section line off of a plat or parcel.

Rita Christiansen:

Right, and if you keep going over to the left that runs right into the next subdivision you were just talking about? If you go the other way. You're talking about coming in off of the Village Green?

John Steinbrink, Jr.:

The trail system for the Village Green is actually right across here. As Mr. Christiansen said it might make sense to try to just continue that straight across using the transmission line easements, which makes sense, and then that gets us right to the school property which is nice. Maybe it would make sense to run it all the way down along the soccer, along the back of the school into the woods. And then if we decide to have some sort of a trail system in the wooded area that would work out fine. Then you could run it up along here. This is the playground area right through here, run it up along side the ball diamonds and maybe have then develop some sort of an oversized sidewalk down this road, Dabbs Farm Drive, and then across 31 potentially.

But that's what's kind of nice about being in on the project at this stage of the game is you're not going to hear I already have everything laid out and it's too late. Now the park and the trail have to conform to what we have already. We're saying you make sure that your development includes having our trail that goes through here on this road. It's going to need an oversized sidewalk or path crossing over and maybe including the lane markings that it might need. Any type of signal improvements or ramps or anything like that on this intersection of Highway 31 and 95th can all be included as part of the developer's agreement before it's been final platted.

Kathleen Burns:

Do we know how the Kenosha Unified buses are going to be running through there as we plan these trails or where the parking lot for the school potentially will be so we know kids aren't walking through the bus lane.

John Steinbrink, Jr.:

Right, that's a good point to make sure that the trail doesn't cross with the buses. Maybe it's worthwhile to invite someone from the facilities on Unified down to our next meeting in October, for example, and we can begin some sort of a dialogue with them just to address some of these points that have been brought up this evening. Or, to make sure that everything has been taken into account.

Kathleen Burns:

Even for the moms and dads dropping kids off at school that gets pretty treacherous on any given morning, or where they plan to have crossing guards that might be helpful on a busy day when someone is walking through. When school is not in session it wouldn't be as important. But depending on those buses, because when moms drop those kids off when they do that circular, Unified has that worked out and it's really hard to violate that without running over your child.

John Steinbrink, Jr.:

I'm not even sure if at this stage of the game if Unified has developed how their buses will be turning around, but at least it's worthwhile to work them and ask how do you perceive the buses will be turning around and work out trail around that to make sure that there are no conflicts. It's a great idea.

Michaeline Day:

Even if they say we don't know at least then if we have a plan we can say here's what we're going to do and we really don't want to see anybody run over.

Kathleen Burns:

How many buildings are in that. It looks like it's a little stadium or something or is that a track in that blue part?

John Steinbrink, Jr.:

This is a track and field. If you've been to the Mahone School recently it's the exact same layout as that. It has a track around the outside, a football and soccer field, a shotput, a goalpost on each end. This is a parking lot in here. And then the footprint for the school itself is of this design and I then I believe that this would be the bus turnaround area that you were talking about in this area. Now, I would assume that they

would not want to have the buses entering and exiting off of Main Street because of the amount of traffic that it's going to generate. So I would assume there would be some sort of a signal here that would allow buses and cars to move in an orderly and safe fashion. I would believe that they would want to have their buses entering off of this unnamed road that runs north and south.

If the Park Commission would like, I would invite a representative from Unified to our next meeting and we can talk about some of these different items that you have brought to our attention this evening.

Michael Russert:

95th is that the corner of where SuperValu is, that intersection?

John Steinbrink, Jr.:

Yes, it is. SuperValu is right here. It's these buildings right here I believe.

Michael Russert:

So long term we want to have the trail then go to the RecPlex?

John Steinbrink, Jr.:

All the way down to the Lakeview RecPlex. Then I guess it makes a difference are we going on the north side of 95th or the south side of 95th? Really all those lanes the way it's developed right now I really don't foresee having people walk in the road. So maybe making some sort of a trail of the shoulder, for example, and just identifying how are we going to get people into the RecPlex. If we have the trail on the north side of the road then we don't have to cross over Terwall Terrace, for example, to access into the RecPlex and into the trails around the lake. That all comes into play when we do this.

Rita Christiansen:

It would be real nice to have one of those walk over bridges.

John Steinbrink, Jr.:

Over Highway 31?

Rita Christiansen:

That would solve a lot of problems for a lot of people.

John Steinbrink, Jr.:

You could make it nice. You could do something nice like welcome to Pleasant Prairie when you're coming in from the north traveling south.

Michaeline Day:

It not only will connect the east and the west part but for Pleasant Prairie Days or the triathlon or the other things. It's horrible.

Rita Christiansen:

You might be able to rent out space on it, too, to help pay for the bridge. Why not?

John Steinbrink, Jr.:

Any grants that ever do become available once our trail system is developed and established I would perceive that as down the road being an improvement to our trail system. I doubt that we would get something right out of the shoot like a big bridge crossing 31.

Michaeline Day:

Is that something that for even safety issues that the State would--I mean isn't 31 State?

John Steinbrink, Jr.:

Right, Highway 31 is a State road.

Michaeline Day:

So Highway 31 is a State route and it's a safety issue now when you're talking about pedestrians and bicycles and school children and runners.

John Steinbrink, Jr.:

And these are all points that I'm sure the State would award us a little bit higher of a ranking for the grant system.

Michaeline Day:

We have a State Representative. Can you find who that person is and maybe we can see about that and get some extra funding for that.

John Steinbrink, Jr.:

I'll find out who that is.

Glenn Christiansen:

There is a specific grant or there was, I'm not aware that they've ended it, but any time that you can create an alternate mode of transportation and take people off the roads, walking trails and bike trails, there is grant money available for that. That's been brought up in the past. So if you can plausibly explain how this could take some traffic off the road. They've been trying desperately to get somebody to use this money for the longest time, and I don't think there's been much use of this grant.

John Steinbrink, Jr.:

I will definitely go through and research what grants are available and apply for them at the next grant cycle. And it really helps that we have a plan in place. Then we're kind of showing how we're developing and the larger scale. We're really hitting the big picture well over the last year to make us much more attractive for grants.

The other slide that I have just zooms in a little bit on the active park areas. I believe that the only change that we might have to make, it looks like there is a small stand of trees that would be right in this area here. By talking with Ms. Werbie she said she really doesn't want to have main street run right through the bunch of trees and tear it down. So she was thinking about actually moving Main Street where it kind of swerves around the trees and comes back in down here and actually shifting the entire park site over about 80 feet or something like that.

Rita Christiansen:

It looks like there's an extension for the school? Towards main street there's like dashes in the design towards Main Street. It looks like there's plans to make a bigger building.

John Steinbrink, Jr.:

I really don't know what Unified has. We gave them the area and they put together the park and the footprint of the school and the bus turnaround area. Maybe those will be answered at our next meeting and a representative can answer for us.

Michaeline Day:

These trees are not very large. Are they decent trees or are they--

John Steinbrink, Jr.:

This section of trees here?

Michaeline Day:

Yes.

John Steinbrink, Jr.:

I believe that they are good enough trees where Ms. Werbie wants to actually route Main Street around them. So just by her saying that I would believe that is a good stand.

Michaeline Day:

. . . saving them for no reason.

John Steinbrink, Jr.:

And she's in the process of having a tree survey done also. So hopefully by our October meeting we'll have that information to look at.

Glenn Christiansen:

Would it also be possible to have a good aerial photograph?

John Steinbrink, Jr.:

Sure.

Glenn Christiansen:

Sometimes you can tell a lot from a good aerial photograph if you know what you're looking for.

John Steinbrink, Jr.:

Yes, and I can do a layover of the park on the area.

Michaeline Day:

Google Earth.

John Steinbrink, Jr.:

And it will also have the Village Green off to the side.

Rita Christiansen:

You just go to Google Earth and you can zoom right into where you want.

John Steinbrink, Jr.:

Technology is something, isn't it?

Michaeline Day:

So watch what you're doing in your back yard.

Kathleen Burns:

What kind of commercial use is being considered into this area?

John Steinbrink, Jr.:

Jean Werbie would probably have to answer that. I really don't know what kind of commercial she has or any commitments. Again, it is just a concept plan. I'm sure that is going to change. The road layouts may change. The densities may change. The parcel lines may change. I just wanted to bring this before the Commission early enough so that if there's any comments or thoughts or any improvements that we wanted to be made beforehand that we could get this done or at least have an opportunity to. It's really hard to change a park once the developers have gone to final plat.

Rita Christiansen:

It's very nice. Thank you, John.

John Steinbrink, Jr.:

So for the next year we're going to try to stay ahead of the curve. We'll be probably bringing in parts. There's a high school site that's proposed to go in just to the north of the RecPlex by Lake Andrea, and there will be a community park there that we'll be looking at as part of the Prairie Farms Neighborhood Park. And then also another neighborhood or like the Village Green Center and having not so much like an active recreation but you might have some benches or fountains or seating areas in that more urbanized park setting. Those are things we can look forward to working on it 2007, trying to stay just a little bit ahead of development.

Michaeline Day:

Any other questions? Thank you. I guess there's nothing else on this unless you have something?

John Steinbrink, Jr.:

No, I do not.

Michaeline Day:

Before we adjourn, the only other question and while we can't bring it up, I'd like to know about we had discussed earlier before we got waylaid by Carol Beach we had discussed something for Phil Sanders Memorial, and we had thought we could do something by Pleasant Prairie Days which we have not?

John Steinbrink, Jr.:

Which did not happen, no.

Michaeline Day:

So I was just wondering if sometime we could bring that back up.

John Steinbrink, Jr.:

We can address that at our October meeting. Actually, Mr. Christiansen had mentioned to me to bring that up and that had slipped my mind. So I'll make sure that we address it again in the October meeting.

Michaeline Day:

That would be terrific.

6. ADJOURNMENT

Kathleen Burns:

I move we adjourn.

Michael Russert:

Second.

Michaeline Day:

All in favor?

Voices:

Aye.

ADJOURNED 6:38 P.M.