

**VILLAGE OF PLEASANT PRAIRIE
PARKS COMMISSION
Village Hall Auditorium
9915 39th Avenue
Pleasant Prairie, Wisconsin 53158
February 3, 2010
6:00 p.m.**

A regular meeting of the Pleasant Prairie Parks Commission was held on Wednesday, February 3, 2010, 6:00 p.m. Present were Rita Christiansen, Glenn Christiansen, Monica Yuhas, Troy Holm and Jim Bandura (Alternate #2, voting member). Michealene Day, Michael Russert and William Mills were excused. Also present were Mike Pollocoff, Village Administrator; Thomas Shircel, Assistant to the Administrator; John Steinbrink, Jr., Director of Public Works and Ruth Mack, Executive Secretary.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. CONSIDER AND APPROVE THE DECEMBER 3, 2009 PARKS COMMISSION MEETING MINUTES.**

Rita Christiansen:

Do I have a motion to approve?

Jim Bandura moved to approve the Parks Commission Meeting minutes of the December 3, 2009 meeting presented in their written form: Seconded by Monica Yuhas. Motion carried 5-0.

- 4. CITIZEN COMMENTS**
- 5. NEW BUSINESS**
 - a. Discuss C-94 Partnership Land Donation**

Mike Pollocoff:

I just wanted to let you know that toward the end of the last fiscal year we were approached by the property owners identified by C-94 Partnership. And they had recently gone through a process with the State DOT where they acquired some land—DOT acquired land from them for the new location on the frontage road. And along with that process they went through a wetland delineation for those properties right around there. Their desire is to be able to sell that parcel that is green surrounded by the orange

line. But they also desire to hang onto the property to the east of there. So they offered to dedicate the 85.598 acres to the Village of Pleasant Prairie.

But nonetheless they wanted to get the transaction completed before the end of the year. It's part of our ultimate goal to consolidate all the land all the way down to 165, Prairie Springs Park and as far as the Des Plaines watershed. We'd really be able to protect all that land. I think the Village has done a pretty good job protecting it.

Troy Holm:

Is this a current view of the map?

Mike Pollocoff:

Yeah, right there . . . that's the area that was donated. The other areas in red are already public land.

Jim Bandura:

We own them, right?

Mike Pollocoff:

Yes.

Troy Holm:

But does the new frontage road butt up against that somehow, the donated land?

Mike Pollocoff:

Yes, it does for a portion.

Glenn Christiansen:

I would assume that that parcel 5, that real narrow sliver on the east side, because it is that might be too small to develop without acquiring adjacent property. So it's potentially valuable property but useless at this point.

Mike Pollocoff:

Right.

Jim Bandura:

That's right in between the off ramp and the frontage road and that's where the old gas station was?

Mike Pollocoff:

That old gas station is really where that arrow, parcel number 3 point is, right there.

Glenn Christiansen:

Where the gas station was, since we're talking about that area, is that are that's all filled in where the gas station was--after they moved the off ramp over for the realignment will all that fill material be dug out of there? At one time you had said something that made me wonder if that was what was going to happen.

Rita Christiansen:

Or is that a question for another time? Should we stay focused on the

Mike Pollocoff:

I can find out for you. I know we talked about the Village didn't want any concrete or junk or debris buried in there. I think there is.

Glenn Christiansen:

That was kind of the reason because that was something you had mentioned the other day that something had been dug out of there and that was all dirty fill.

Mike Pollocoff:

When they were doing the work they found a little bit of everything.

Glenn Christiansen:

And that is pretty much dirt.

Rita Christiansen:

Does anyone else on the Board have any comments? This is a wonderful acquisition because we had talked in previous meetings about how we're going to use the land, how we're going to try to connect the trails and eventually get all the neighborhoods to come

together. So to see this happen is just another piece that we need to complete what the vision is for the future of the Village. Very well done. Thank you very much.

b. Discuss CDA Property Park Land.

Mike Pollocoff:

Madam Chair, one of the responsibilities of the Community Development Authority is to implement the land use plan to redevelop properties. This is the old Manutronics building/land. It's a building that was built way back when and has been added on to and modified. There's an area on this map that shows the add-on and when that improvement was made along with a storm sewer that's not shown on this map, run-off comes from that area, goes straight east and empties out in the stream channel. The storm sewer is the size back when we were a Town and Kenosha County reviewed those things. We didn't have any authority really to require much, so the end result was every time we had a healthy rain we had some flooding in that neighborhood.

So the building was available for sale and the Community Development Authority made the decision to acquire that to do two things. One is to bring some park and open space to the neighborhood as being park and residential. And the other thing they want to do is add some value to that building, but given the economic times while there's still some usable life in the facility, take the western part of the building, which is roughly from this point here going west and modify that to make that available for a small business incubator. Working with Gateway we can identify some people who have some skills, talents and ideas of businesses that they could start, submit their business plans and get their business running and the Community Development Authority would manage that building, bring people in, hopefully get them out on their own.

The long-term life expectancy of that building I don't think is very long . . . 15 years at the most out of it. In the other area from this point back what we'd be using it for is seasonal storage for public works. So in the winter the mowing equipment and things like that would go in there . . . plows . . . garbage bins . . . taking up valuable space at Prange. What we want to do is we have applied for a grant to take out this building here, take out the storm channel and put in a stream channel through here that would connect where the channel is right now. Right now there's a branch of Barnes Creek. There's a culvert here and it continues going this way and there's a stream that comes along here and it would meet up with that. We would reshape the stream channel here and then this area here would become parking lot. We would grade it and seed it and make a park.

We're supposed to find out this month about our grant and then we will be selecting an engineer and consultant to help us define the park plan here as well as the design. The Village will want to schedule a meeting with the neighborhood to talk to them about the plans. We'll be able to discuss the plans and get some feedback from them on what they'd like to see.

Rita Christiansen:

Comments from the Board?

Glenn Christiansen:

And it's pretty much in the middle of the neighborhood, right, if I remember correctly?

Monica Yuhas:

And I do know speaking with the residents in that area, especially since last June with the flooding on June 19th, they are excited about this project. And they're willing to do whatever they can. They're looking forward to giving their input to help develop this park and get the area cleaned up because it's been a long time coming. And they're very excited about working with the Village to give their insight, and they're appreciative of the fact that they're being asked at a meeting which we'll have in the future what would you like to see. And they're questions will be answered at that time.

Glenn Christiansen:

Are you planning to have like an open house kind of a planning session like we did with the Ingram property?

Mike Pollocoff:

I want to be able to have engineering drawings. It's really going to be having some ideas of what they want to do with the green space on either side and what we want to ultimately happen once the building comes down. We want everybody to kind of buy into that, if there's something we need to do with that site to make that work. So I'd like to have a few panels or easels up to show some of those things. And then maybe give them some stickies to say here's what I'd like to see here, if it's a playground set or a bench or whatever. Let them tell us what they're thinking of and what they'd like to see and get some input. So I don't think we'd need to do the full boat like we did with Ingram because that's a bigger park, but I still want to find a vehicle so that they can easily tell us the things they'd like to see and give them some ideas to get them going.

Glenn Christiansen:

Like an open house kind of thing.

Mike Pollocoff:

Right.

Monica Yuhas:

And, Mike, how deep is that channel going to be? Any estimate?

Mike Pollocoff:

It won't be any deeper than the channel is at 24th, so that will be the deepest. We're probably going to want one to four slopes at the minimum.

John Steinbrink, Jr.:

. . . and it's going to be sloped enough so you can mow down to the . . . it's not going to be really deep . . . gradual slope.

Glenn Christiansen:

And that creek is typically dry, isn't it?

John Steinbrink, Jr.:

There is a very low flow.

Mike Pollocoff:

There's always some kind of flow going through there. It's a pretty big drainage area that comes through there.

Glenn Christiansen:

During the dry season does it stop flowing?

Mike Pollocoff:

Sometimes I've seen it dry, but probably more than often I see some water going through there.

Glenn Christiansen:

Okay, I wasn't aware that it was a perennial stream. I know it's pretty small typically.

Mike Pollocoff:

All the sump pumps empty into it and things like that. It's got a lot of urban runoff.

Rita Christiansen:

I think I can speak for all of us, let us know how we can support that neighborhood area, if there's something that we can do to come to the table and listen to the comments.

Mike Pollocoff:

I'm going to probably try and get this ready in March if I'm lucky. We want to try and beat the next big rain.

Rita Christiansen:

This is great. Wonderful. Thank you very much.

6. PARKS COMMISSION COMMENTS

Glenn Christiansen:

I have one comment. In light of one of the meetings that we had last summer which we don't have to talk about other than to reference it, perhaps a suggestion would be when we have the time maybe have some kind of an open house with the C-94 Partnership land. Possibly if some of the neighbors on River Road understood more of what was going on and were allowed to give some input, maybe we would generate a little bit of support. There may be a couple of people on the road that may consider getting involved if they understood what was really going on. I think it's great to have this kind of a press release. I think it's important that we inform the community what is going on there and what the future of it is. I think when it comes to neighbors and parks like this if they support it it's all the better for it. And this is the kind of a park that needs to be supported, people watching it.

Just like one of the comments about the problems on the cul-de-sac, if people would call the police when something is going on maybe when they realize there's real value to something like this and they get involved that they can make this even more valuable for them and the community and keep them under control. But for people to understand this in the first place I think is a big plus or a big step forward. So I would hope that maybe we could find the time to have a neighborhood open house for this.

Mike Pollocoff:

I agree. I think that's a good idea. Not only for people on River Oaks but in that whole area over there from River Oaks down to wherever.

Glenn Christiansen:

Yes, because you have that—how many acres is that? Is that 200 acres up there? That was so long ago.

Mike Pollocoff:

Yes, we got this almost up to a couple hundred.

Glenn Christiansen:

And there's still a lot of potential up there some day if we can ever get around to it.

Mike Pollocoff:

We're getting there bit by bit.

Glenn Christiansen:

We're moving forward. That's the important part. And this is one of the important steps is to acquire the land because you can't do anything if you don't have the land, and legislating the floodplain and the wetlands alone is not enough because management doesn't happen. There are still some very important ingredients to this as we had discussed in your office that one night. We're losing plant and animal species out there without management. Anyhow, very good.

Rita Christiansen:

Any other comments?

7. ADJOURNMENT

Monica Yuhas moved to adjourn the meeting. Seconded by Troy Holm. Motion carried 5-0.

Meeting adjourned 6:23 p.m.