

**VILLAGE OF PLEASANT PRAIRIE  
PARK COMMISSION  
Village Hall Auditorium  
9915 39<sup>th</sup> Avenue  
Pleasant Prairie, Wisconsin 53158  
December 2, 2014  
6:00 p.m.**

A regular meeting of the Pleasant Prairie Park Commission was held on Tuesday, December 2, 2014, 6:00 p.m. Present were Kris Keckler, Cindy Schwab (Alternate #1), Troy Holm, Jim Bandura. Excused were Michealene Day, Steve Kundert and William Mills. Also present were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Village Administrator; John Steinbrink, Jr., Public Works Director, and Ruth Mack-Stoner, Executive Secretary. No citizens were present.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. MINUTES OF MEETINGS**

Troy Holm:

And in your emails you've got handed out the meeting minutes from the prior meeting that we held. That was back in August. So is there any discussion or changes to those minutes?

**Kris Keckler moved to approve the Park Commission Meeting minutes of the August meeting presented in their written form: Seconded by Jim Bandura. Motion carried 4-0.**

- 4. CITIZEN COMMENTS**
- 5. DIRECTOR OF PUBLIC WORKS REPORT**

John Steinbrink, Jr.:

Mr. President and members of the Board, just an update on the park and ride. Park and ride at the RecPlex is complete. We opened it up, had a grand opening about a month ago, and it's been very well received by the public and anyone that's had an opportunity to use it. That's all I have.

Troy Holm:

Okay, why don't we go to New Business.

## 6. NEW BUSINESS

### a) **Revise Portion of Master Park and Open Space Plan Relating to Pleasant Prairie Park.**

John Steinbrink, Jr.:

Again, Mr. President and members of the Commission, I'll update the screen here. Back in 2006 we did our first master park and open space plan. And then we did plans for all of our parks that we had. And this is on the screen in front of me kind of shows the vision that we had back in 2006, probably eight or nine years ago. And since then a couple things have changed with amenities that have been available or developed at the RecPlex and different opportunities for revenue with cell carriers.

So staff is recommending just a couple of minor changes that kind of accomplishes both of those goals. The biggest change is that we're looking at eliminating the two softball fields in their area and having a football field in here. Talking with the recreation staff they really have a need in their football program and their tackle program. It has really been taking off. And so they would really like to get a full sized football field out there by removing the diamonds and removing the fences on both sides. We can accomplish that at this park.

I asked them about not having baseball over here. They haven't scheduled any games over there in a couple years. And now with the addition of the four north ball diamonds there really hasn't been that much of a need for overflow for softball or baseball at these diamonds at Pleasant Prairie Park. So this has really in the last couple years kind of turned into our soccer park. This is where they do all of the soccer programming, all the football games and what you may have. So it's some revision that's just kind of reflecting those improvements.

And the other thing the Village was contacted by a cell carrier that had proposed to have a tower, and we're looking at doing a tower site in this location where the pond was. Moving the pond down and still having a small basketball court here. Now, keep in mind a lot of these amenities are as the Village acquires property down the road. But I guess I can answer any questions that you may have about any changes or why.

Kris Keckler:

And I certainly appreciate the fact that you've consulted with some of the other organizations that put on the events. So adding a football field on the U10 soccer one it looks like you're eliminating the U12 field, but you still have a U6 and a U8. Was that also the recommendation that the larger fields for the older children wasn't as necessary but the smaller fields were?

John Steinbrink, Jr.:

Yes, it was. After speaking with all the recreation staff, we actually sat down with a meeting with Nate and Brian Luburich who oversees the program and says ideally what would you guys like to see? And they say, well, we'd like a field for this age group, a field for this age group and so on and so forth and a large football field. The football field was really their number one on their wish list. So we were able to accommodate that and still find enough space for the other soccer fields that we have. So this way the younger kids can have the U6, the little bit older U8, the middle school U10. And the football field can also be used as a soccer field for older high school age kids also.

Kris Keckler:

Okay, thanks.

Cindy Schwab:

My concern is with the fields now running east/west you're going to have more balls going out into 104th Avenue which is already a major issue. And especially now that they're changed to U6 and U8 fields because those kids aren't old enough to understand the consequence. They see a ball go and right now when you're over there -- I mean I understand the speed limit has been reduced, but the cars can't see kids. And so I think that the fence with this plan both running east/west something need to be done with the fencing to have it at least -- kids at that age aren't going to kick it over the fence. The height of the fence isn't bad. But if there was a way that you could make sure that the balls can't go through it. It really is a safety issue I think.

John Steinbrink, Jr.:

I think that's a great point, and I guess I'll comment on it if you would like. We can orient the U8 and the U6 north and south to eliminate that problem. I think there's enough room to kind of tweak it in there and make it work. And I think that's a great suggestion.

Cindy Schwab:

Already they're playing -- the fields I think right now are running north/south, but it's still an issue currently.

John Steinbrink, Jr.:

Correct, sure.

Cindy Schwab:

So I think that anything we can do to alleviate that problem. You know what I mean? Just run some more posts this way instead of right now it's just -- I think it's gotten too --

John Steinbrink, Jr.:

Correct.

Cindy Schwab:

So I think that would be a definite improvement safety-wise for those young kids.

John Steinbrink, Jr.:

We can definitely add that in our CIP. And when I have park staff stripe the fields I can make sure that we change the plan and have them stripe it north and south.

Cindy Schwab:

Yeah, I think that would be helpful. Thank you.

Jim Bandura:

Are we going to get any revenue off of that cell tower?

Tom Shircel:

Yes, the Village does receive revenue for those. Typically the monthly rent goes anywhere from \$1,200 to \$1,500 a month, and it escalates as the years go by.

Troy Holm:

And is any of that going to be added to take care of this field?

Tom Shircel:

I believe those monies go to the therapeutic rec program.

Mike Pollocoff:

Yes. Right now the Village Board has adopted a resolution that any cell tower revenue go to therapeutic recreation for handicapped individuals. Unless that changes that's where that money gets spent.

Jim Bandura:

Has there been any issues with the neighbors? Have they kind of seen what was going on right next to the skate park and the tennis courts?

Mike Pollocoff:

When we did the master park plan as John said in 2006 they did see it. And I think the skate park was probably the edgiest thing that was brought up. But it wasn't really poorly received. I think you've got to go back in time. We've actually gone through the trouble or the effort to eliminate Hussie's Tavern and some of the more uses that were really bothering the people in the neighborhood, and then we came up with this ultimate plan. We've basically acquired everything from Bain Station north to the existing lot line, picked up all those houses and property. And we own the big bulk of the wetland. And it's just two houses south of Bain Station that we would need to pick up. And then the property to the west is composed of two properties. At some point when they go up for sale we'll take a run at it. So the neighborhood I think was really happy to see the general plan. But when we actually secure the funds to put a skate park in or tennis courts then we'll find out.

Jim Bandura:

So we acquired the two houses that were -- there's one like directly in front of Bain Station.

Mike Pollocoff:

No, we haven't. What we've done is we've waited for properties in this park -- we do it in some of our other parks. We haven't condemned for parkland in a long time. So it's really when somebody is ready to sell their property and it fits in with our park plan then that gives us the legal authority to make an offer or try and negotiate for a sale. So all the houses we acquired along 104th were just as they came up for sale and then we'd buy them then.

Jim Bandura:

Because we own that one right on the corner of Wilmot and 014th, correct? There's a piece of property right there.

Mike Pollocoff:

We own all that property in yellow. We just maintain that one corner because it's just for vision. We own both corners. We own the southwest, we own the northwest and the northeast.

Jim Bandura:

But we don't own that one house that's --

Mike Pollocoff:

The one that's kind of down in the low area we don't own that. And then we don't own the property --

Jim Bandura:

That's in front of it.

Mike Pollocoff:

Yeah, kind of that two story old commercial building, we don't own that. And sooner or later it will go up for sale. I can't think of any reason why we would actively condemn those properties.

Jim Bandura:

How would that affect this layout if we happened to fall into some money and started putting this together?

Mike Pollocoff:

If we acquired those properties you mean?

Jim Bandura:

If we didn't.

Mike Pollocoff:

If we didn't. Well, I think the thing that would really drive -- we could do just about everything north of the park access drive. But what would really -- before we did that large parking lot and put a hard surface on it we would need to acquire that one house in the lower area and probably the other house, too, to create the detention basin. But I think it's really persnickety tonight. It's supposed to respond to sound as well as movement.

Kris Keckler:

Maybe we're just not loud enough. The cell tower, though, the time line for that?

Mike Pollocoff:

Pardon me?

Kris Keckler:

The time line for the cell tower that's already up?

Tom Shircel:

It's just in the early stages of talking to the cellular company. They have not submitted any plans yet or a draft or lease agreement or anything so very preliminary.

Kris Keckler:

Okay. If that were to move along what would have to be done to prepare at least the area around it to make that workable at least for the cell tower? Is that doable where that's an option to move forward with that portion, would at least the road have to go in and maybe not the whole parking area?

Tom Shircel:

The road is there already, correct John, the gravel road?

John Steinbrink, Jr.:

Yes, it is a gravel road. So there really wouldn't be any major improvements whatsoever. And we've met with the carriers onsite and showed them the location, and they're very excited to have that location.

Mike Pollocoff:

We wouldn't need to do any storm water retention. We'd be working with the existing grades.

Kris Keckler:

Okay, so that is something that is not dependent on something else needing to be done to move forward on, okay.

Jim Bandura:

To that point I could see that coming down the road more quickly than what we're planning on doing here for the park.

Tom Shircel:

That could well be. The cell tower could be the first new improvement in that park, sure.

Jim Bandura:

Okay.

Cindy Schwab:

When are you planning on switching those to U6 and U8 soccer fields? I mean I know they're already somewhat being used at this stage right now for the younger kids.

John Steinbrink, Jr.:

What was your question, when are we changing the map or when are we actually going to--

Cindy Schwab:

Like when are you actually going to do -- you're just going to stripe these this coming season?

John Steinbrink, Jr.:

Right, right. We'll probably do it in the spring for the 2015 summer.

Cindy Schwab:

And I guess because it has become such a -- I mean almost every night when you're there it's loaded with kids but there's no bathroom.'

John Steinbrink, Jr.:

There is a restroom facility.

Cindy Schwab:

It's never unlocked.

John Steinbrink, Jr.:

Okay. I'll talk with the recreation staff to see if they can't get someone to open that on a regular basis. Because I believe any time that we have a sponsored event there it should



be open for the public.

Cindy Schwab:

It's never open at least when my kids are playing soccer there.

John Steinbrink, Jr.:

I can bring that recommendation up to the recreation department.

Cindy Schwab:

And because there's young kids it's like you see kids peeing anywhere.

John Steinbrink, Jr.:

Sure, you don't want that.

Cindy Schwab:

So I mean I definitely would suggest that if we could try to get it open in the evenings when people have soccer practice. And when football and soccer practice is going on the bathrooms are never open.

John Steinbrink, Jr.:

Okay, I'll bring that point to the recreation department also for next year. Thank you.

Cindy Schwab:

Thanks.

Troy Holm:

Any other comments by the Board?

Kris Keckler:

Just one other question. With the amount of fields going in is there any benches there right now for field usage?

John Steinbrink, Jr.:

We do not have any benches there right now. There are a couple of picnic tables and

garbage cans, but we do not have any benches per se.

Kris Keckler:

Obviously further down the road when this gets a little more established that would be counted in?

John Steinbrink, Jr.:

Yeah, it's definitely something we can put in our CIP to purchase them. Or if a lot of the other parks they do donation benches. And Eagle Scouts have been very popular for that. So maybe next time when an Eagle Scout candidate approaches me I can ask him if he'd like to build a couple benches in there. I think that's a great idea for an Eagle Scout project.

Jim Bandura:

The playground set out there are you going to have to jockey that around?

John Steinbrink, Jr.:

No, the playground is shown where it is right now. So it's intact and it wouldn't have to change at all. And we actually made that a community service program a couple years ago with the Tremper High School football team. So the general fund or impact fees paid for the actual capital of the playground. But then the football team built and did all the construction at no cost.

Cindy Schwab:

It is a great playground by the way.

John Steinbrink, Jr.:

It is used a lot. Everyone looks like they really enjoy it.

Troy Holm:

I see it getting a lot of use out there so that's great.

**Jim Bandura moved to approve the revise the portion of the Master Park and Open Space Plan relating to Pleasant Prairie Park: Seconded by Kris Keckler. Motion carried 4-0.**

**7. PARK COMMISSION COMMENTS**

**8. ADJOURNMENT**

**Jim Bandura moved to adjourn the meeting: Seconded by Kris Kecker. Motion carried 4-0.**

Troy Holm:

Alright. Thanks, everyone.