

**VILLAGE OF PLEASANT PRAIRIE
PARK COMMISSION
Village Hall Auditorium
9915 39th Avenue
Pleasant Prairie, Wisconsin 53158
February 7, 2017
6:00 p.m.**

A regular meeting of the Pleasant Prairie Park Commission was held on Tuesday, February 7, 2017, 6:00 p.m. Present were Dave Klimisch, William Mills, Cindy Schwab, Jim Bandura (Alternate #1), and Brock Williamson. Michealene Day and Kris Keckler were excused. Dan Klemack was absent.

Also present were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Administrator; John Steinbrink, Jr., Public Works Director; and Stacy Mason, Communications Director. _____ citizens were present.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. MINUTES OF MEETINGS - JANUARY 4, 2017**

John Steinbrink, Jr.:

You want to ask the Commission if they approve the meeting of the January 4th minutes.

Cindy Schwab:

Do you approve the minutes of the meeting from January 4th?

Dave Klimisch:

So moved.

Jim Bandura:

Second.

Cindy Schwab:

All in favor?

Voices:

Aye.

4. CITIZEN COMMENTS

Cindy Schwab:

Any citizen comments?

5. DIRECTOR OF PUBLIC WORKS REPORT

a) Eagle Scout Sign

John Steinbrink, Jr.:

Madam Chair, I just have one item this morning. If you remember a couple months ago we had a young man that was working on his Eagle Scout project over at the Jerome Creek Preserve. And we went through a draft of what that would look like. We actually have a mock today of what it will look like exactly in its entirety. So he did a lot of research finding out the animals, working with the DNR, working with other environmental groups on what's actually out in that Jerome Creek Preserve.

So I do have a board and I can pass it around. And we are looking at mounting this right on the bridge so there's special brackets. When you actually walk over the bridge on the Don Hackbarth Trail it will be mounted to the top rail at a 30 degree angle. You'll be able to kind of look at this, take the information and just kind of visit what you can see. And I'll pass this board around quickly. It is two scale so that's why it's so big.

But the young man is in the audience today. He doesn't need to say anything. He just wanted to be in attendance. In case anyone had any questions we can attempt to answer them. But the Village is very excited to have this Eagle Scout project completed. It should be done within a couple months.

Cindy Schwab:

Do we need to approve it or are you just showing it?

John Steinbrink, Jr.:

We do not need anything approved. It's just a report and update on the Eagle Scout project.

Dave Klimisch:

I have a quick question. I know that the Scout had a strong foundation in English and primary education because he was at Nash Elementary. What's the editing process for

this? If you want to talk about the information has it been edited? How do we know it's accurate?

Eagle Scout:

I have been working with Mr. Tom Hupp and the representative from the sign company that I am working with. And we've gone through a couple revisions going through some grammar and the wording of each individual area.

Dave Klimisch:

Okay, very good.

Jim Bandura:

That's going to be the size of the sign, correct?

John Steinbrink, Jr.:

Yes, correct, that's the exact size that it's going to be. And I'll work with the Eagle Scout for the actual placement of it. And we've already approved the mounting technique on the rail, and it's going to be really nice. So I'll definitely encourage everyone once it's installed. And we'll let you guys know at the next Park Commission meeting when it is actually done to stop out and visit it.

Brock Williamson:

It is going to be behind plexiglass, or is going to be like a hard surface finish?

John Steinbrink, Jr.:

It's actually going to be just like that, but it's going to have all the UV protection. And so it's a company that's used to making these types of signs. I'm not sure if you have anything else that you wanted to add about the protection. But there is UV protection, and it has a life of ten years. And then the Village will have all of the artwork. In case something happens to it we'll be able to replace it in its original condition.

Dave Klimisch:

And what's it made out of, wood or some kind of a plastic polymer.

Eagle Scout:

Wood and plastic.

Dave Klimisch:

Okay.

William Mills:

Very impressive. I like the information that you chose to place on the board not just announcing the name of the preserve but actually having the animals and birds that you can see at this location. So great.

Cindy Schwab:

I think it's absolutely beautiful, and it looks very, very professional. You did an excellent job.

Dave Klimisch:

We get a lot of positive comments on that area in general. So I think putting it on the bridge is just a perfect place for a high profile area. Good job.

Cindy Schwab:

Thank you.

6. NEW BUSINESS

- a) Review concept plans for Village Square and Neighborhood Commons Parks and recommend revisions.**

John Steinbrink, Jr.:

We do have one order of business this evening. If you remember last month we went through, and we had our first crack at the two conceptual plans with the Village Green Center Park area. And staff had some comments, the Commission had some comments. We took all those comments, gave them back to Blake Theisen at Ayres. And he took his team and really kind of put everything together we had asked for. Blake is in the audience this evening, and he is prepared to do a presentation. So I will call him up at this time to do his presentation. And feel free to ask him any questions that you may have.

Blake Theisen:

First of all I want to thank you for the 37 pages of commentary from the last meeting. That was an enjoyable morning for me. So we'll just walk through the steps that we've taken since the last version you've seen. Two weeks ago we went out and actually

inventoried all the trees worth saving in that wood lot on the two sites. So, unfortunately, the graphics that you have in your packets and you'll see tonight don't reflect that because we submitted everything prior to us having that finalized. But where that second star is on the left basically that corner is the heart of the Neighborhood Commons property, that second park. And so we know there is about 16 trees in there that are of good size and of good quality. So we've inventoried those both in locations and species, so we'll have an exhibit that shows where all those are. And I'll show you how that relates to the concept here in a minutes.

So one of the questions we heard last time was that we don't understand where these two sites fit in the context and I fully agree. They were kind of hanging in space. So I took the old plan from JJR and we overlaid our new graphics with that so you can see the context and how that all fits. And hopefully that paints a little bit better picture of the connectivity of the two sites.

So old and the new here for Village Square. The one on the right is the one that you guys saw last time. The one on the left is the one I'm going to discuss tonight. You can see it looks similar but different. All the key pieces are still there, just oriented a little bit differently. The pond is considerably different, and we need to have some discussion about the pond here. Let's dive in.

So this is roughly four acres in size. And you see our blue pond area is going to be a permanent water pool, okay? Unfortunately both of these sites function largely for storm water management, not the traditional park per se. So we are doing our best to accommodate both the storm water issues and provide useful recreational space for the Village. So that blue is the permanent pool. It will always be wet. And you can probably see -- John, can you flip two slides. Yeah, right there actually.

So the blue is the permanent pool. The greenish teal is our two year storm event. So imagine that water rising in a two year storm event which happens every three or four days in the spring. The orange is our 100 year event. So when we get a 100 year storm even which happens once a year or so the entire orange area will be wet and holding water temporarily. Now, when we figure out the storm outfall that will all drain down, and we don't know the draw down time yet. But I just wanted everyone to be aware that that's what this parcel really is functioning as for storm water management, okay?

So we've kept all of our pedestrian circulation areas high and dry. We've integrated that island in the pond both as a feature and [inaudible] get people across with two bridges. So I think it has a dual purpose there. And one of the comments I heard from you last time was, hey, how can we use this space for ice skating? Well, I don't really want people skating in our deep pond or permanent pool. So what we've done, you see that upper orange area, maybe you can highlight it.

--:

Is that number 18, it's yellow right now off to the left of the pond?

Blake Theisen:

Yes. So what we've done is we've benched that down --

--:

So they can flood it?

Blake Theisen:

Yeah, so you can flood it. And in the winter that will sit higher above your normal pond, but you can flood it, and we'll have an overflow weir. So in the spring you pull a plug and that all drains out. So now you have a safe environment for skating. But it also functions as your 100 year overflow.

--:

And you don't have to put up walls or anything like that because it's already going to be bermed.

Blake Theisen:

Right, we're going to carve it into the earth, and it will be a nice open green space at all other times of the year.

--:

That's the area in the top middle?

Blake Theisen:

Correct, yup.

[Inaudible]

--:

I like that. That's better than going north of that bridge. It's not deep.

Blake Theisen:

Correct. Yeah, I really didn't -- I was not comfortable with the idea of putting people

down on that pond. Because as you can see where our plaza is [inaudible] can you help me again. So, yeah, right there that space is going to be a barely significant wall. Our permanent pool or pond is about 10 feet, maybe 11 feet below that plaza space. So there's a big drop. And I did not feel comfortable having people down in there in the winter with this big vertical face that [inaudible] when they get out. So that's why we benched that skating rink area.

All right, can you go back to the rendering? Yes, thank you. So we have three bridges crossing the pond in two different axes through the park. The east/west I was really hoping I could line it up with the street east of 39th and Main Street going through the development. Unfortunately the way the lands were platted and the way that main street is aligned in the overall site plan it doesn't perfectly work. So we had to skew our east/west corridor a little bit to make sure we connected both ends. And so we'll live with it, and we'll make other signature things to look at instead of focusing on that misalignment.

So we've anchored either end of that with a small plaza space. And I noticed you guys had some questions on why I was putting a fence here last time. And we were not proposing a fence. And I know it didn't read very well. But I see that as a grand architectural feature, some metal structure, clock tower or something in that space. So the line work I had shown was just representative of that. And we'll talk to that here in a second.

The diagonal axis through the park, the northwest corner is anchored by this open air pavilion and restrooms to serve the farmer's market. And you see I've put some yellow boxes in there to show you what a 10 by 10 farmer's market tent might look like for size. So those wouldn't be permanent. Those would be Saturday farmer's market and people pop up their tents just to give you a sense of scale about how big that area really could be.

We moved the splash pad and playground a little bit. I need to address one of your questions in the last meeting. You wanted it back down in the plaza space by the pond. Unfortunately by code we're bound to certain proximity to a restroom. And so moving it that close to the pond takes us out of code compliance. So I felt it really needed to be up in that corner close to the facilities close to parking as well. Because most people who are using the splash pads are families with little children. So we want to keep that relationship to parking and the restrooms. So hopefully that's a sufficient explanation as to why I did that.

We have these radial sidewalks coming off the plaza space separating the splash pad and the playground. And I tried to keep that geometry running through so we put those bands of trees and the arc running through. Those can stay or go. Again, that area serves as storm water overflow in big events. So it's not like that's a great area to lay out in the sun or play Frisbee. So I'm trying to fill the space with something meaningful.

Let's keep going. So we talked about the grading. So the cross-sections here I cut two sections. That top one is running east/west. So that top graphic you can see how much water's going to be in the park. And obviously I chose that location so you would see the slopes and how that high land functions with the pond. And then the bottom cross-section is running north/south. It gives you a little bit of glimpse into how the farmer's market and play area sits high above the water level. Any questions on how that works? By the way we need a whole lot of fill to get to this point. Right now it's a big hole in the ground. And so I'm sure part of the theory and that mass grading plan of the full site or full development pattern was to use this as a hole, A, for your storm water, and then an access dumping ground for some of the other material.

Dave Klimisch:

I have a question. The two yellow areas in the top that are the 100 year floodplains what do you see those looking like?

Blake Theisen:

Grass.

Dave Klimisch:

Just grass.

Blake Theisen:

Yup. So to the average person they would say, oh hey, there's a nice open area, and that would be the case except for after 100 year storm events.

Dave Klimisch:

So for most of the summer you can throw a frisbee, play ball, whatever?

Blake Theisen:

Correct.

Dave Klimisch:

And then after a storm if it's bad it's nasty for a little bit and muddy?

Blake Theisen:

Correct. Yeah, I mean hopefully it's not muddy, it's just wet grass. That's going to be a

fill area so we'll have to look at maybe under draining to get that water out as fast as possible so it will dry out. We want that to be available recreation space because you don't have a whole lot in the park other than our pedestrian corridors.

Dave Klimisch:

Right, I was thinking of what was the draw besides the structures in the northwest, those open areas will be nice.

Blake Theisen:

Yeah, and I think the island is going to be very popular. And I think that plaza space in the middle will be very, very popular. Right now we're showing some shade structures, and that wall looking down into the pond will be dramatic with some sort of railing. People may fish on it. I kind of question the quality of fish you'll catch, but I'm sure it will still happen. So I think that will be a very popular space connecting to the park.'

John Steinbrink, Jr.:

I have a question for you. With the skating pond in the winter how is that designed where you would make it hold water and then at the end of the year make it drain out?

Blake Theisen:

We'll probably have an inlet somewhere in there. And we'll have a plug designed for it. So you take the casting off in the fall, you stuff a foam plug down in the pipe, put your casting back on, and that will allow any water to drain out. Come spring someone is going to have to put on the waders and go out in the middle of the pond, pull the casting and pull that plug.

Dave Klimisch:

So about a foot deep or so?

Blake Theisen:

Well, I want to try and minimize the ice depth. So it will probably be six inches or so. So not waders but hip boots maybe.

Dave Klimisch:

How will it fill?

Blake Theisen:

Flood it, yeah, we'll have to flood it once a year unless we have a really timely December rain?

Dave Klimisch:

With a hose?

John Steinbrink, Jr.:

Hydrant water probably.

Blake Theisen:

Yeah, we'll put a yard hydrant somewhere out there probably off the back side of the playground. And you can just hook up a hose to it and flood it once a year. And actually for maintaining if we have the weird freeze/thaw cycle sometimes we have, you may want to just dust it with water to get a nice sheen on it for skating.

Dave Klimisch:

Is there a plan in there for any kind of a warming house? I think we had talked about a temporary structure for a warming house.

Blake Theisen:

Yeah, so the area between the pond and the playground right to your right a little bit, right there, there's a sidewalk in between the playground and the pond or the -- I had envisioned that to be wide enough that you could put up some sort of temporary structure. Otherwise the restrooms could be designed to be heated in the farmer's market area. All right?

Jim Bandura:

[Inaudible] fence on the east side of it you're reasoning for that was?

Blake Theisen:

It's not a fence. It's some sort of vertical architectural feature.

Tom Shircel:

Like a pergola or something.

Jim Bandura:

[Inaudible]

Blake Theisen:

Oh, absolutely, absolutely. No, there is no barrier there. John and I were talking about maybe putting some bollards to prevent cars from coming in. But certainly there's no obstruction for pedestrians.

John Steinbrink, Jr.:

We have some slides at the end of the presentation that will show some examples of what that may look like.

Jim Bandura:

Because I can see bollards [inaudible].

Blake Theisen:

Yup, agreed, agreed. Yeah, and we definitely don't want any fence out here at all. That line work is misleading.

Tom Shircel:

So, Blake, during a winter like we're having this year that skating area will just be water when it's 40 degrees outside during the winter.

John Steinbrink, Jr.:

Unless we pull the plug, then it would just be grass.

Blake Theisen:

Yeah, that's a real challenge right now with natural ponds unless you're going to go through the expense of a chilling system. I'm sorry, I keep saying ponds, natural rinks are very, very tough right now in our climate. Okay, so those lines that we keep calling a fence this is kind of what I had in mind, some sort of verticality on that note. Either some sort of metal structure with maybe some kinetic arts or panels or color, something to draw attention into the site. I threw together some ideas for you as a starting point, and we really haven't spent much time on that other than acknowledging that we need to do something special there. So at some point down the road we'll have to roll up our sleeves and have a discussion about what that really wants to be.

John Steinbrink, Jr.:

Blake, is this something that we would do as part of this contract or something that would happen in the site and operational time frame?

Blake Theisen:

Yeah, I think that's probably later on down the road. I'd like to have a direction so I think we have that conversation. But I'm not sure we'll go through that process of fully making the engineering on it. So does that help, guys? You understand what my vision was for that? Okay, so we move west down Main Street. So Main Street as you guys well know is the street in between the two parks, right? So we're just going to walk right down the road to the west and end up at Neighborhood Commons.

So you see the roundabout in the bottom right hand corner. That is the west end of Main Street, and the east end of that other block is Village Green Park. So there's one block separating them. Okay, so here's the old and the new. Again, many of the same features, just a little bit different orientation. And we have some new information about obviously the tree survey in that wooded lot. But you can see in the image on the right where that tree line kind of makes the bend coming up from the south and then heads northwest on that corner. If I had to overlay the aerial photo you would see that's exactly the corner of the woods out there now.

John Steinbrink, Jr.:

And while we have both of them up, we had talked about the orientation of the amphitheater. I don't know if you wanted to discuss where you can kind of see a side by side.

Blake Theisen:

Sure. Yeah, there were some comments about why were we directing the sound towards the residential. And this is a really hard site to work with because everything is dropping from northwest to southeast in terms of topography. And with an amphitheater you want your stage lower than your spectator area. So to fit it with the grade I'm almost forced to aim in the northwesterly direction. I did rotate it some to try and alleviate that. And we've shown some more vegetation screening on the backside of the amphitheater seating. But for me to flip that would be very, very difficult from the topography side. Does that help? I get the concern, I do. I just don't have a great solution for you on this site unfortunately.

Okay, so we tried to bring some of the same elements from Village Green into this park so that it felt like they belong together. This is a big neighborhood plan, these two parks

should relate, right? So that southeast corner that plaza would have some version of that architectural feature we just talked about around 39th plus smaller like a mini me if you will. So that you understand, hey, these parks go together, right, this was thought out.

I'd see the paving patterns to be similar, right, if we look at pavers or stamped concrete or whatever. Whatever that surface may be they should be the same. I brought a bridge back into this because I wanted it, again, to relate to the other park. So all four bridges will be of the same design. Plus that gives us a nice access from the corner into the park. And depending on what happens on Main Street in terms of businesses, if there's a bistro or people are coming here to grab lunch and then they want to go sit in the park, that gives a really nice connection into the space. So it feels like it's inviting from the Main Street corridor.

Can you toggle one more. I want to talk about the storm water. So here again we have a very similar issue. This site is designed or was initially designed to hold a regional storm water for the development. So that blue pool is our permanent water. The teal is our two year storm event, okay, so the water is going to rise. The orange is our 100 year event. So it's not as dramatic as the other site. But you can see a good portion of that site is still going to function as storm water management in big events. So this is four and a half acres, a little bit bigger than the other site. And 30 percent of it is allocated to storm water management. Sixty percent of our other site is storm water management. So you can see that's a big portion of our site. Can you go back one for me?

John Steinbrink, Jr.:

Blake, and one of the comments that the Commission had was the possibility of having some walking paths around that original water elevation that's designated with the blue. And so the reason why we can't do that is because when it gets the big rains everything would be underwater?

Blake Theisen:

Yup, that's a good question. I had forgot about that. Yeah, so you guys had asked me to see if I could put a meandering path around the pond. And, yes, we could. My fear is that in -- well, you can see in a two year event that path would be under water. And a two year really happens once a week.

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It's a lot more maintenance.

Blake Theisen:

It's a lot more maintenance, yeah. And if we went with asphalt or concrete, well, your

base course is probably undermining and you're having settling. And if we went with fresh stone, well, that's gone. So I thought it was probably best to leave it out on the perimeters. That said, if you can go back to the rendering, we did try and incorporate a few additional pathways through the park to give people another experience. So in the wood lot now that we know what's actually in there, so I had one of my ecologists go out and inventory everything. She found that it actually has the potential to be restored into like an oak and black cherry savannah. A lot of it's buckthorn and junk in there now. But there are some nice species in there.

And so we decided to put this trail system throughout, and as part of the development we would want all that under story junk to be removed. And it could be a really nice experience for those residential areas surrounding the park. We did add a small parking area in that northwest corner which gets you a little bit closer down to the amphitheater. I'm reluctant to push it much farther into the park just because of topography and our storm water basins. But at least we have something off street now to help some other [inaudible].

What else? Oh, cross-sections. Yeah, so this one has a pretty nice feel. Again, that upper image is your east/west cross-section. You can start to see how the western half of the park maintains that tree cover. It gives you a little bit more I don't want to say mature look, but mature look. The bottom image is your north/south cross-section. You can see there's quite a bit of elevation difference as you cut through the site. That north end is going to be quite a bit higher. Go to the next slide. So here again is how everything fits together now that I've given you the tour of each site. Does that make better sense here in how it all relates?

Brock Williamson:

Are both the ponds tied together so they would equalize at the same time with the water, or are they for different parts.

Blake Theisen:

That's a great question for my storm water engineer.

Brock Williamson:

We'll put that on the table.

Blake Theisen:

I'll ask him that question tomorrow. I don't know. I would assume they're all hydraulically tied. I mean everything eventually goes through Village Green. I don't know about the rise and fall. There may be some intermediate weirs in there. I'm not

sure.

Brock Williamson:

And then if this looks right the amphitheater is north of the post office?

Blake Theisen:

Correct. Yeah, and we orient it more north/south instead of on that diagonal as it used to be. And who knows what will happen in terms of land development in those areas, whether it's residential or commercial. I should mention I've been approached by a developer who was interested in the Main Street corridor. And we are talking with them right now about some conceptual plans for that whole corridor. And they see a lot of value in us assisting them with that so that we would have purview of the whole thing and understand the relationships. I vetted that with John to make sure there was no conflict of interest and everything is good. So they are very excited about it. We haven't engaged yet. But they've told me their ideas and it's big thinking. So it could be pretty exciting.

Brock Williamson:

You guys had the line on in pretty much the whole Village Green, or you just get approached as parcels come up?

Blake Theisen:

Well, I mean who knows? Anyone could be brought to the table. They approached me because they knew we were doing the parks on either side.

Brock Williamson:

I think that's great.

Blake Theisen:

I said, hey, it makes sense for you to look at the whole corridor.

Brock Williamson:

Exactly, a lot of continuity.

Blake Theisen:

And I know Jean has been in on that discussion. It's just at the fledgling stages. But it's

exciting that someone's interested and there's some movement there. Next slide. Yeah, so here again this is something for you guys to maybe think about here over the next month or so. Let me know if any of these strike a chord. As we move deeper into the design it would be nice for me to start changing my line work so it represents something real. And if there's something that you want me to investigate further in terms of design I can certainly do that.

John Steinbrink, Jr.:

[Inaudible] does the Commission have any sort of a preference that we could give to Blake at this time to go back and in hopes at the end of this meeting we could possibly get a motion and bring this to the Board if the Commission things it's getting close enough. I'm not sure if you guys wanted to have a discussion to determine if any of these features or there's something that you'd like to have in a gateway off of the parks like you had shown.

Blake Theisen:

The other way to skin that is if there's something you hate we can get there, too.

Dave Klimisch:

When we started this process we met at that end of the room, and lots of people were here. We had lots of ideas. Would that kind of meeting happen again? We looked this over at the last meeting and had 37 pages of ideas. And you synthesized that and made some really nice changes.

John Steinbrink, Jr.:

I don't believe it's out intention to have any other specific [inaudible] or anything for the residents. Obviously there was a press release in the *Kenosha News*. It was publically advertised that we were having the meeting. So this is kind of the public's opportunity to voice any opinion that they have. And we'll go to the Board, and then there will be another process through the Plan Commission meeting whenever this gets built where they could go in and chime in at that time. Unless for some reason everyone decides it's good to have another one now.

Brock Williamson:

Do you have a preference I mean of these that you've presented?

Blake Theisen:

I might have a preference but I'd like to hear yours first. One of the things to keep in

mind I think there's a lot of nice design elements here in this parking lot and in the buildings. So I'd like to see some of that carry through into the park and the lighting, site amenities, the benches, trash cans, the planters. I think all that could migrate right across 39th into the park. So I think there are some things out there that relate really well to those ideas.

Brock Williamson:

Something else I brought up a while ago is because of the three roundabouts I thought that would be a nice Criterion course like if they had a cycling thing through those three turns. You have some nice contours going with the hills and stuff, and it's a pretty fast race. I think that would be a nice thing as you guys develop the whole thing. Just a thought.

Blake Theisen:

I'm not racing John. I don't want to take that bet.

Mike Pollocoff:

It may be a good thing as far as the architectural elements. I think one good thing is when we redid the Village Hall campus we tried to incorporate it and get it to -- this isn't Frank Lloyd Wright pure, but it's a prairie style type architecture. And that might be a good thing to set as a standard. An alternative is to if we want to adopt that or have that be part of the function and have the abutting development around that area use that. Because I'm sure that the Village will be aggressive in what the architectural treatment is going to be on the apartments or the housing or the condos, whatever it is that's out there. And to meet a model that's going to be acceptable to us and maybe incorporate that.

I think the failsafe would be the style that we have here, but I believe Jean and her staff and maybe the Plan Commission are probably leaning towards something like that in some of the commercial and residential development. But let that kind of percolate a little bit before we get it fixed.

Jim Bandura:

And I mean if you need input as far as, say, the pavilion to incorporate it in that design for the pavilion.

Blake Theisen:

Yeah, so these images I collected just to give you an idea of where my head is at with the farmer's market area. I see some sort of high arched wood framed structure, heavy timber. I think it can fit really well with the stone motif and some of the other design elements

you guys have incorporated on this campus. And I think that can go through in the amphitheater area. It still has its own identity, but it relates to what's happening here.

Cindy Schwab:

So are we looking at trying to make a choice tonight, or can we think about it?

Blake Theisen:

I guess I would be looking for, yes, I'm on the right planet.

Mike Pollocoff:

My recommendation would be to let that architectural question or those styles let that work out a little bit. I think the key thing to move to the Board if you're ready, if you like what you see as far as the concept drawings as they are for how the park is going to lay out and what the uses are going to be, move that on. And especially we're at the point where people are starting to look at this and that will give them some guidance. But then spend some more time on what that onsite architecture is going to be, the park furniture, the buildings that are going to be public and give that some more work.

Jim Bandura:

Right, I agree. And I would think that this is going in the right direction right now. And as Mike you say to worry about the benches, the design at a later date and have more input on it that's fine. I guess if the Commission here is okay with the layouts and the way it fits into the master plan I'm okay with it.

William Mills:

Yeah, I would agree. I think your recommendation is we kind of let the rest of the development in that area kind of come forward until we make a final decision on what the park architectural should look like, is that correct, Mike?

Mike Pollocoff:

Yeah, I think it gives us another option, and I think it will help along the way as we start getting close. It's going to be our asset to own and maintain. So I think we'll definitely want to have a lot of say over the architecture on it. We'll have ultimate say, but to the extent that we can marry up the architecture around the area along with that it helps to see that and work it out. I don't think it's the type of work that would take a long time to do. But here I think the placement of where the buildings are going to be --

--:

It's huge.

Mike Pollocoff:

-- the tables, benches and all that stuff, I think that's key to get this stabilized so that we know what we have and we'll have to work with a developer and what we're going to need for dedications or park fund donations to make this thing happen.

Blake Theisen:

So I'm hearing I'm on the right planet.

Cindy Schwab:

Thank you for coming. We had a lot of questions that I think probably -- you know what I mean, we didn't really understand everything.

Dave Klimisch:

I have a quick question on the Village square, the wall between the sitting area and the 11 foot down to the pond. Is there something architecturally interesting that we can do with that wall or is it just a wall?

Blake Theisen:

No, my thought is to use some sort of form liner. You might see bridge abutments that it's stone, it looks like real stone or cobbles or maybe it's even [inaudible] or limestone, some sort of form liner to make that decorative so that it's not just a stark gray rock.

Dave Klimisch:

I'm picturing a pedestrian on 39th Ave. and to entice them into the park. Like on 39th Ave. if we have something, a bell tower or clock tower or something, but how do we get them into the park? And that wall could be a significant visual image to get people to come over the bridges in addition to whatever we do with the bell tower.

Blake Theisen:

I fully agree. I mean I think it has to have some sort of attention paid to it because people are going to pay attention to it every time they drive by. So it could look just like your wall behind you. We could do it that decorative pretty easily.

Jim Bandura:

I mean it doesn't necessarily have to be circular. It could be square, it could be rectangle or whatever.

Mike Pollocoff:

Think about the bridge abutments in Prairie Springs Park at the park and ride. That's the same exact process he's talking about. Just what pattern do you want for the abutment.

Blake Theisen:

I mean we could get crazy and we could try to integrate some sort of waterfall feature in the wall.

--:

That's what I was just going to say. What if you had water coming out from underneath the deck?

Blake Theisen:

We could do all kinds of stuff, circulate it from the pond.

--:

That would be nice sound and definitely catch attention from 39th.

Dave Klimisch:

We had been talking about that bell tower at the entrance on 39th Ave. Maybe the focus shifts to that really cool waterfall. Maybe that's the thing that makes the park -- when people say, hey, we're going to go to the waterfall park.

Blake Theisen:

Yeah, absolutely right. Maybe we don't spend the money on some big vertical feature at that intersection. Maybe that's subdued, right, and we do focus attention on this big 12 foot --

--:

Yeah, throw some lights back there.

William Mills:

That's a great idea.

Blake Theisen:

Dramatic.

--:

Yeah, because if you did it with that stone behind it it would look amazing.

--:

Put the name Village Square or something somehow in there.

Blake Theisen:

We could do it just like that wall. No, it's a good suggestion. I like it. I actually like it better than doing a vertical element there.

--:

Yeah, because it will really break it up. Because otherwise like you said you get this big stone feature, but.

Blake Theisen:

I mean you can still get the verticality by the street lights, right, and some sort of accent in that little semi-circular node. That would be nice. It's a little harder for me to design. So our next step assuming you guys are on board here with what we're showing is to start digging into more detail, working out the grades, working out the paving patterns. We may not actually pick out the benches and trash cans, I'm hearing hold off, but at least we can figure out where they're going to go. Look at [inaudible] and we can start looking at playground equipment and how that splash pad is going to work, doing that next level of design development. And then probably come back to you with some more renderings. Just do a little check in and make sure we're on the right track.

Jim Bandura:

Would you be doing input at that time for the architectural elements like on 39th?

Blake Theisen:

Yeah, I think next time we meet we'll have a little further baked ideas here. So, yeah, we'd be looking for some more input from you then, yup. And then this is a really weird

scenario because we're designing these parks and space because there's nothing else around them. And the grade change from where we're proposing them to be compared to what's there now is so dramatic that it would be crazy to build the parks before any of the other stuff happens. So I leave that last bullet there, timing and construction. For me usually I have a schedule, okay, you have to finish the design by this date, and we're moving the shovels on this date.

This is a little different. We have a proposed end of our design phase, but then it could sit for a while. I don't know why I'm telling you that, I'm just letting you know I'm thinking about these future steps.

Jim Bandura:

All the more reason for you to talk to your developers.

Blake Theisen:

Not my developers.

Jim Bandura:

Close enough.

Dave Klimisch:

Are you saying we're going to need so much fill that it would be good to use that fill when construction happens on development?

Blake Theisen:

Absolutely. Yeah, absolutely. I mean I think to move the dirt in the parks in a vacuum would be silly because I'm guessing all that dirt needs to go somewhere else. I know it does.

John Steinbrink, Jr.:

Is it safe to say that when JJR did a site survey that they designed all these elevations with a balancing of the site?

Blake Theisen:

That would be a typical process, yeah. So I would imagine they went through that step. Not being part of that process I can't tell you for sure that's what happened. But that would be a logical assumption.

Mike Pollocoff:

The site did balance, and there was significant earth movement to make that happen. And then it still wasn't flat. It was a terraced development. But with all the roads and all the undercutting that's going to occur, the sewer and the water, grading of the sites, they're going to be really needing a place to put this material. So it will serve a good site for that to happen and it will keep their costs down. It will reduce our costs to having to have that trucked in. So it will all work together. JJR's site did balance in the end.

Dave Klimisch:

Not just for the two park sites, you're saying the whole development at build out it balances.

Mike Pollocoff:

Right.

Jim Bandura:

Have we had any interest from developers for furthering on the site?

Mike Pollocoff:

People come in. I think since the recession it's been real spotty. But right now there's such a shortage of developable sites and residential sites in the Village the demand is really starting to [inaudible]. I think it's one reason why people are starting to look. Where the amount of land we had that was developed and in some phase of completion that type of properties that were good deals those are gone. But now people are looking for -- and I think the market prices are supporting new developments to come in and start looking. I think we're kind of getting to that point. And this site here is surrounded by utilities and basically ready to go. It's just someone has to be willing to take that risk.

Brock Williamson:

Does that big soil pile over there belong to the Village Green residential that's going now?

Mike Pollocoff:

It's owned by the developer. I think when he sells that it's going to go with it or he's going to reserve it for the commercial site.

Blake Theisen:

I want to make one other comment here about that cut fill. Do you know did they factor in basements and underground parking and all that stuff? They did?

Mike Pollocoff:

Yeah, because in this initial concept plan there was virtually all underground parking. There's very little outside parking.

Blake Theisen:

Okay, good. Because the reason I ask is the Main Street developer has talked to me and wants everything underground. They're talking about storage for vehicles underneath there so I didn't know if that was factored in.

Mike Pollocoff:

It was. To achieve the densities to make this work it's going to have to be -- or achieve financially to make it work the densities are going to have to be higher. It means you're not going to be wanting to use a lot of surface parking outside. That was an early decision that was made, and the Plan Commission and the Board kind of signed on to that that the densities would be higher and underground parking [inaudible].

Cindy Schwab:

So are we looking for a motion to approve the content?

Mike Pollocoff:

Approve the content and make a recommendation to forward it to the Village Board.

Jim Bandura:

Madam Chair, I would make a motion to further move this to the Village Board for their look see.

William Mills:

Second.

Cindy Schwab:

All in favor?

Voices:

Aye.

7. PARK COMMISSION COMMENTS

Cindy Schwab:

Any other comments?

8. ADJOURNMENT

Dave Klimisch:

Move to adjourn.

William Mills:

Second.

Cindy Schwab:

All in favor?

Voices:

Aye.