The June 13, 2007 meeting of the Joint Pewaukee Park/Recreation Board was called to order at 7:04 pm by Bob Rohde. Also present were Brian Dziwulski, Dave Linsmeier, Del Kaatz, Sue Gresham, Alderman Kathleen Novack, and Kelley Woldanski, Park/Recreation Director. Present in the audience were Allison Little, Barb Whitcomb, Josh Towner, Lucy Van Ryzin, Aaron Johnson, Dan Brownell, Mark Seider, Tim Baack, Tony and Mary Wichman, Ronald Fry, Dean Sternad, Laura Dritlein, Monica Kaskey, and Dave Burch from Bonestroo.

The first item on the agenda was the approval of the minutes of the May 9, 2007 meeting. A motion was made by B. Dziwulski to approve the May 9, 2007 minutes; seconded by D. Linsmeier. The motion carried.

The purpose of this meeting was to review the final master plan and introduce a possible phasing plan for the park as well as potential cost estimates. The audience was given 5 minutes to briefly review the plan on their own prior to Bonestroo’s presentation. Attached are copies of the final master plan, phasing plan as well as potential cost estimates for each phase.

After the presentation, Bob Rohde read a letter submitted by the Engineering Department to the Wisconsin Department of Transportation in regard to gaining an entrance off of Hwy 74. A copy of that letter is also attached to these minutes however the Wisconsin DOT did not look favorably upon an entrance being placed on Hwy 74.

B. Rohde then asked for comments from the Joint Board. D. Linsmeier stated that he liked the plan. D. Kaatz stated the play area closest to the open green space should be placed a little further south to maximize that open space. B. Rohde questioned if the existing mound system is part of phase 10 and if so, for the earlier phases, what options do we have in regard to waste management? D. Burch suggested that each restroom facility at the park have its own mound system of sorts to handle the waste rather than placing them all on one large system. There were no further Board comments.

B. Rohde then asked the public attendants if they had any questions or comments regarding the plan. B. Whitcomb asked if the retention ponds would be fenced; D. Burch replied typically you would use long grasses to border the area. A. Johnson stated he was concerned about not having some type of fencing around pond #2 because of the close proximity of the soccer fields and the likelihood of soccer balls landing in the pond. A. Johnson disagreed with having the baseball diamonds constructed prior to the soccer fields as he felt there is more of a need for the soccer participants to have this space. A. Johnson also asked where potential storage will be for the soccer club and it was explained that the concession stand will also include storage. A. Johnson then stated that overall he really liked the design.

D. Brownell asked if during phase 1 the entire park could be grated to save money. D. Burch replied that in essence, it will actually cost more if it was done that way rather than doing it in phases.

A. Little questioned the number of tournaments that will be held at the park as she has received variances in numbers. B. Rohde stated at this time a number has not been set and it will be determined on a per tournament basis. A. Little then asked if the athletic groups are guaranteed first use of this park, if a private organization builds a similar property for them to use, would these groups be required to use the new park? B. Rohde stated that we cannot force a group to use the park but he feels strongly that it will be utilized by
these groups which is why this plan has moved forward. A. Little asked where the lights are located on the baseball fields and D. Burch showed them to her. A. Little thanked D. Burch for the parking equation however stated she still feels that 500 parking spaces is not enough for this park. Her biggest concern is people parking along Lindsay Road. The Board assured her parking would not be allowed along Lindsay Road. A. Little then commented that the play areas nearest the soccer fields seem very far away for the fields on the western most edge. D. Burch replied that benches can be located around the play area for parents to sit and watch the kids on the playground but also see the soccer fields. A. Little then asked if the Joint Board is committed to no parking on Lindsay Road, are they also committed to treating trespassing and littler issues in the neighboring homes’ yards? B. Rohde replied that if there is an issue, they should communicate with the Department it will be taken care of.

T. Baack asked if the phases equated to years. D. Burch replied that in this proposal yes it does.

D. Burch also commented that the cost estimates he created are “worst case scenario” conditions for costs. Typically construction of this nature is $75,000 to $125,000 per acre.

T. Baack then stated it would potentially take 6 years to get restrooms at the park according to the phasing plan. D. Burch confirmed but stated that portable restrooms will have to be place there for the interim. T. Baack then asked if the Joint Board is committed to no parking on Lindsay Road, what about Lori Land or Woods Edge? B. Rohde replied that yes, they are also committed to no parking on those roads and it will have be included in the discussion with other departments within the City to ensure the commitment.

A motion was then made by B. Dziwulski to recommend to the Common Council that this master plan be adopted; seconded by D. Kaatz. There was discussion that the Joint Board would like time to consider potential funding options to present to the Common Council at a later date. The motion carried.

There being no further business, a motion to adjourn the meeting was made by B. Dziwulski; seconded by S. Gresham. Opposed none. The meeting adjourned at 8:23 p.m.

Respectfully submitted,
Kelley Woldanski, CPRP
Pewaukee Park/Recreation Director
The cost estimate for the Master Plan for the Pewaukee Community Park is aligned with the phasing plan, and is a preliminary estimate of costs based upon a conceptual Master Plan. Costs are allocated by type of park development and approximate area, and represent a projection of costs at this point in time. These cost estimates are based upon construction cost data for similar projects, and are based on cost per acre, cost per square yard, and in some cases cost per square foot values. At the Master Plan level of planning, items such as permitting, approvals, design and engineering and contingencies are included in the cost estimate.

As each phase is planned for improvement, and information such as soil investigations, topsoil depth verification and subsoil conditions are made evident, detail engineering plans will then be prepared. At the time of final project programs, designs and engineering plans, a more detailed cost estimate is prepared to validate the estimated project cost prior to bidding the work to be completed.

In order to spread the cost of the improvements to the park over a period of time, this phasing plan is over a 10 year period of development. This phasing plan is a recommendation, which may be adjusted annually based upon availability of funds and priorities within the community. These costs assume construction beginning in year 2009, with completion in year 2019.

<table>
<thead>
<tr>
<th>Phase Number</th>
<th>Phased Improvements</th>
<th>Estimated cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a.</td>
<td>Demolition of existing house, barn, structures;</td>
<td>$15,000-$25,000</td>
</tr>
<tr>
<td>b.</td>
<td>earthwork and grading for stormwater pond #1,</td>
<td>40,000-60,000</td>
</tr>
<tr>
<td>i.</td>
<td>includes erosion and sediment control</td>
<td></td>
</tr>
<tr>
<td>c.</td>
<td>entrance drive</td>
<td>45,000-55,000</td>
</tr>
<tr>
<td>i.</td>
<td>600'lx24'w = 1600s.y. x $30/s.y.</td>
<td></td>
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<tr>
<td>d.</td>
<td>ballfields 1 &amp; 2, 500,000-800,000</td>
<td></td>
</tr>
<tr>
<td>i.</td>
<td>8 acres x $75,000-$100,000/ac has fencing, stands, lighting, drainage.</td>
<td></td>
</tr>
<tr>
<td>e.</td>
<td>parking lot #1</td>
<td>185,000-205,000</td>
</tr>
<tr>
<td>i.</td>
<td>400’x 150’ w = 6800 s.y. x $30/s.y.</td>
<td></td>
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<tr>
<td>f.</td>
<td>well and water supply,</td>
<td>25,000-35,000</td>
</tr>
<tr>
<td>g.</td>
<td>floodplain impact compensatory storage</td>
<td>50,000-75,000</td>
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<tr>
<td>h.</td>
<td>permitting</td>
<td>15,000-25,000</td>
</tr>
<tr>
<td>i.</td>
<td>trail from parking lot #1 to northern edge of ballfield #1,</td>
<td>30,000-40,000</td>
</tr>
<tr>
<td>i.</td>
<td>1800 l.f. x 10’w = 2000 s.y. x $20/s.y</td>
<td></td>
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<tr>
<td>j.</td>
<td>Seeding</td>
<td>15,000-20,000</td>
</tr>
<tr>
<td>i.</td>
<td>5 acres x $4,000/acre including topsoil</td>
<td></td>
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<tr>
<td>k.</td>
<td>temporary park identification sign</td>
<td>1,500-2,000</td>
</tr>
<tr>
<td>subtotal</td>
<td></td>
<td>$921,500-1,342,000</td>
</tr>
<tr>
<td>design and engineering 15%</td>
<td></td>
<td>138,225-201,300</td>
</tr>
<tr>
<td>contingency 15%</td>
<td></td>
<td>138,225-201,300</td>
</tr>
<tr>
<td>phase one total</td>
<td></td>
<td>$1,197,950-1,744,600</td>
</tr>
<tr>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a.</td>
<td>Soccer field grading and seeding</td>
<td>515,000-860,000</td>
</tr>
</tbody>
</table>
i. \(1500' \times 550' = 17.2 \text{ acres} \times 30,000-50,000/ac\)
   \(\text{Includes topsoil}\)

b. parking lot \#2
   i. \(420' \times 150' = 7000 \text{ s.y.} \times 30/\text{s.y.}\)

b. stormwater pond \#2
   m. mound system expansion,

c. utilities: gas, electric, telephone
   f. landscaping.

\text{subtotal} \hspace{1cm} 200,000-225,000

\text{design and engineering 15\%} \hspace{1cm} 126,750-193,500

\text{contingency 15\%} \hspace{1cm} 126,750-193,500

\text{phase two total} \hspace{1cm} 1,098,500-1,677,000

3

a. Service and maintenance building and yard 
   i. \(3000 \text{ s.f.} \times 150/\text{s.f.} = 450,000 \text{ plus site} \$25,000 \text{ to} \$150,000\)

b. permanent park identification sign
   c. landscaping

\text{subtotal} \hspace{1cm} 3,000-5,000

\text{design and engineering 15\%} \hspace{1cm} 73,200-93,000

\text{contingency 15\%} \hspace{1cm} 73,200-93,000

\text{phase three total} \hspace{1cm} 634,400-806,000

4

a. Ballfield \#3
   i. \(3000 \text{ l.f.} \times 10'w = 30,000 \text{ s.f.} = 3400 \text{ s.y.} \times 20/\text{s.y.}\)

b. open play area
   c. eastern trail loop
   i. \(4200 \text{ l.f.} \times 10'w = 42,000 \text{ s.f.} = 4700 \text{ s.y.} \times 20/\text{s.y.}\)

d. play area \#1 and shelter
   e. landscaping.

\text{subtotal} \hspace{1cm} 125,000-150,000

\text{design and engineering 15\%} \hspace{1cm} 96,750-118,500

\text{contingency 15\%} \hspace{1cm} 96,750-118,500

\text{phase four total} \hspace{1cm} 838,500-1,027,000

5

a. Parking lot \#3
   i. \(225' \times 380' = 86,625 \text{ s.f.} = 2 \text{ ac} \times 125,000/\text{ac}\)

b. football field
   i. \(4200 \text{ l.f.} \times 10'w = 42,000 \text{ s.f.} = 4700 \text{ s.y.} \times 20/\text{s.y.}\)

b. play area \#2
   d. western trail loop
   i. \(4200 \text{ l.f.} \times 10'w = 42,000 \text{ s.f.} = 4700 \text{ s.y.} \times 20/\text{s.y.}\)

e. landscaping.

\text{subtotal} \hspace{1cm} 200,000-250,000

\text{design and engineering 15\%} \hspace{1cm} 225,000-275,000

\text{contingency 15\%} \hspace{1cm} 150,000-160,000

\text{phase four total} \hspace{1cm} 90,000-110,000

\text{landscaping.} \hspace{1cm} 15,000-20,000
5

6

a. Baseball shelter, restrooms, announcers, concessions stand building
   i. 3,000 s.f. x $175 to $200/s.f.

b. landscaping.

Subtotal $515,000-620,000
Design and engineering 15% 77,250-93,000
Contingency 15% 77,250-93,000
Phase six total $669,500-1,475,500

7

a. Shelter #4
b. Shelter #5
c. environmental education signs
d. landscaping.

Subtotal $99,000-125,000
Design and engineering 15% 14,850-18,750
Contingency 15% 14,850-18,750
Phase seven total $128,700-162,500

8

a. Soccer shelter, restrooms and concessions building
   i. 3,000 s.f. x $225 to $250/s.f.
b. play area #3
c. parking lot #4
d. landscaping

Subtotal $825,000-1,010,000
Design and engineering 15% 123,750-151,500
Contingency 15% 123,750-151,500
Phase eight total $1,072,500-1,313,000

9

a. Ballfield #4
b. Shelter #6
c. Shelter #7
d. Landscaping

Subtotal $365,000-470,000
Design and engineering 15% 54,750-70,500
Contingency 15% 54,750-70,500
Phase nine total $474,500-611,000

10
a. Family Activity Center 4,000,000-5,000,000  
   i. 20,000 s.f. x $200 to $250/s.f.  

b. Landscaping 75,000-100,000  

subtotal $4,075,000-5,100,000  
design and engineering 15% 611,250-765,000  
contingency 15% 611,250-765,000  
phase ten total 5,297,500-6,630,000  

Total phases 1-10 $12,296,050-16,506,100  

Breakdown of estimated costs by type:  
Estimated Park Construction Costs only (without Family Community Center) $5,383,500-7,082,000  
Estimated 15% design and engineering fees only (without Family Community Center) $807,252-1,062,300  
Estimated 15% contingency only (without Family Community Center) $807,252-1,062,300  

Percent of total cost breakdown:  
These costs do not include design and engineering fees and contingency amounts.  
Estimated % of Family Community Center cost of total park development 40% to 43%  
Estimated % of Baseball Complex Development of total park development (without Family Community Center) 33% to 34%  
Estimated % of Soccer Complex Development of total park development (without Family Community Center) 21% to 23%