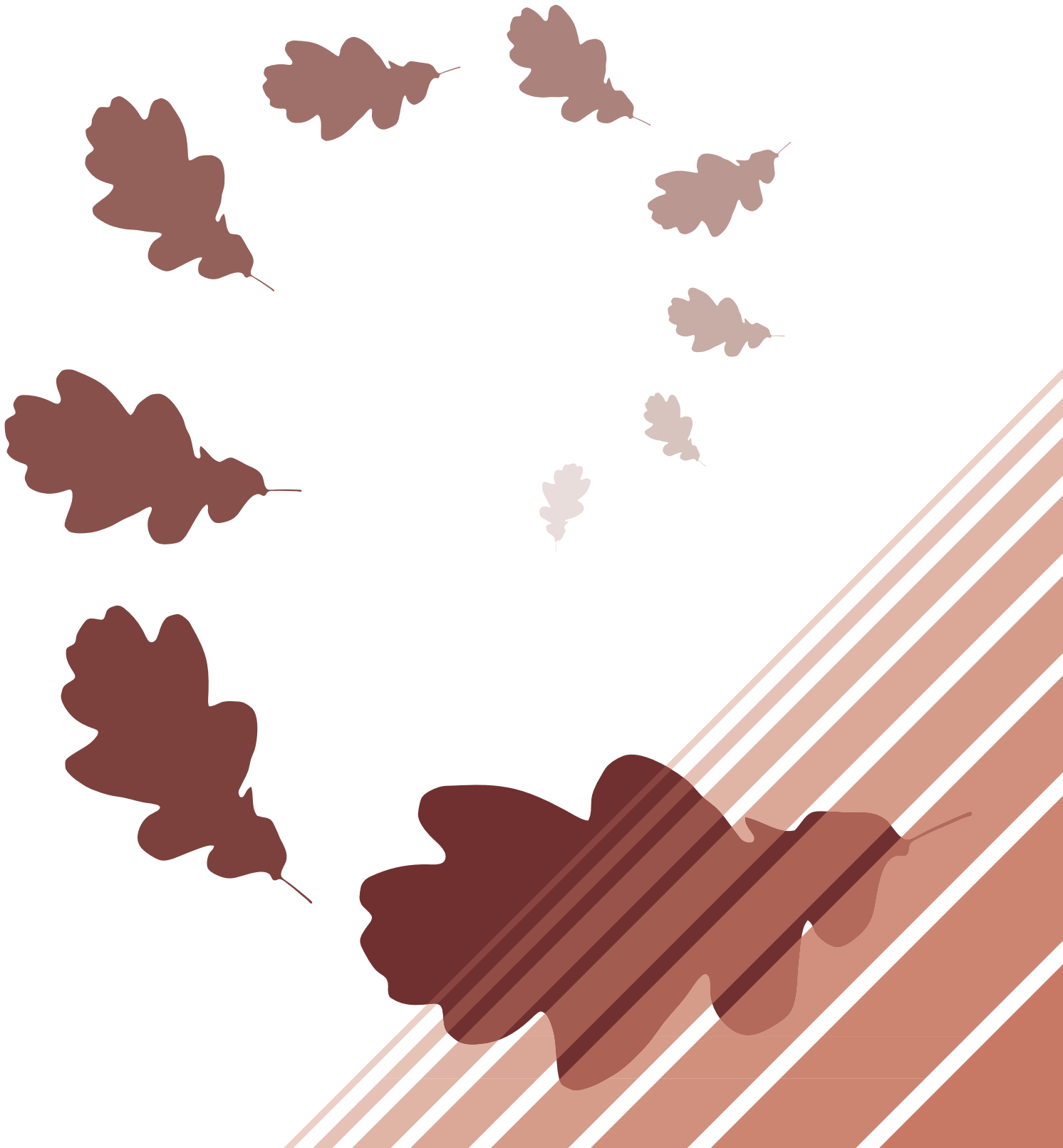


MASTER PLAN FOR

# MEADOWVIEW PARK

WAUKESHA, WI

AUGUST 2016





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# Acknowledgments:

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Meadowview Park (google earth)



Meadowview Park (google earth)

# Meadowview Park

Waukesha, WISCONSIN

## Introduction

In 2014, the City of Waukesha issued a Request for Proposal (RFP) for professional planning, community design, and public meeting facilitation services for the development of a comprehensive master plan of four City parks. Recommendation was made to hire Ayres Associates to complete the Master Plans and the process began in February 2016.

Meadowview Park is located in northwest Waukesha at the intersection of Meadowbrook Road and Northview Road. This site is made up of a former farm site, acquired in 2000, and the former Pewaukee Fire Station acquired in 2011, both for public park use. Located at this busy intersection the park space is highly visible which will likely increase with the proposed road improvements for the West By-Pass. There is also an existing radio antennae lease in operation on the property.

The overriding goal of this process was to produce a cost effective year-round community park and recreation facility that is attractive, accessible, conscious of environmental factors, and will provide lasting experiences for the neighborhood and community for years to come.

The following plan is necessary to document a community vision for future decision making, to establish areas of consensus on community needs, and provide a design-focused approach to the development of Meadowview Park. This document illustrates the analysis, public process, design evolution, and design dialogue throughout the master planning process.



## SITE OBSERVATIONS

Taking inventory of existing conditions of the site guides decision making as the planning process progresses and evolves. The site was toured with City Staff and a kick-off meeting was held to discuss and introduce opportunities and constraints. This information obtained from this process helped to guide and shape the park.

## PUBLIC PROCESS

Meadowview Park will be a new community park. Engaging the public in developing the master plan ensures it will reflect the needs, interest, and desires of the community. Garnering input, information and recommendations from City staff and community members truly made this a collaborative venture. Below is a schedule of meetings held during the planning process:

- **Kick-off Meeting**  
Feb 27, 2015 | Parks Administration Building
- **Public Information Meeting I**  
May 14, 2015 | Parks Administration Building
- **Project Review Meeting**  
June 26, 2015 | Parks Administration Building
- **Public Information Meeting II**  
July 15, 2016 | Parks Administration Building
- **Parks, Recreation Forestry Board Meeting**  
2016 | Parks Administration Building

Advertisements were posted and notifications were sent to nearby residents to invite them to a public information meeting to be held at the Parks Administration Building. Approximately 12 community members attended and engaged in the design exercises and offer information and opinions on the site. After introductions and outlining the agenda, participants were asked to identify three things about the park that they thought should be preserved or enhanced, and three concerns that should be eliminated or addressed. Next, participants were asked to share their vision for the park including land-use, programming, uses and connectivity. The subsequent activity incorporated a visual element to let participants express ideas

that they would like or not like to see as a part of this park space. Using a series of character images individuals identified elements that they liked using a green sticker, and elements they disliked using red. Areas identified included play spaces, gathering areas, and active/passive recreation (See Appendix D). Finally, attendees were split into smaller groups to participate in an exercise that allowed them to graphically depict their ideas on paper. Using a scaled base map of the park, smaller groups created rough concepts identifying spatial relationships, elements, opportunities, and layout that they deemed worthy of further explorations. The benefit of this task is that it encourages participants to communicate one-on-one their ideas and concerns. After completing this study, a short presentation was given displaying each concept.

Driven by the information gathered from this meeting and the design team analysis, two concept plans were developed. Each concept took a unique approach to address desired elements for the future improvement to the park. Continued dialogue between City staff was maintained before Ayres presented the two concepts to the Parks, Recreation and Forestry Board (See Appendix E). All plans presented were made available to the public on Ayres' website for comment as well as posted on the City's website. Based on comments from City staff and the public, a master plan graphic was prepared and presented to the Parks, Recreation and Forestry Board. Final revisions were made and an estimate of probable cost of construction was presented and approved by the Common Council 2016.

## DESIGN PROGRAM

### Overview

The design program statement is derived from public input, discussion with City staff, existing conditions analysis, on-site observations, opportunities and constraints analysis, and design ideas from the consultant.



## Purpose and Goal of the Project

The purpose of the master planning process is to create a road map for the future success and development of Meadowview Park. The goal is to confront the changing needs of the community and artfully address the demands for recreational spaces and preserve or improve the state of existing natural features.

## PUBLIC PARTICIPATION

The following lists represent broad topics identified as hopes and concerns expressed during the Public Information Meeting and follow up comments presented to the consultant. For complete list see Appendix D.

### Concerns

Reported common opinions and concerns associated with the current conditions and uses of the park.

- Walkways/paths/sidewalks
- Lighting
- Parking areas
- Sidewalk access to the park from adjacent subdivisions (along Northview)
- Natural
- Traffic control
- Parking far away from current homes
- Tree line – Judith Lane, what barriers such as berm, added trees will be used? How will it be maintained?
- Lights, noise
- Lack of a buffer
- Busy roads, topography, proximity to residences
- Traffic/parking
- This is 100% residential area
- Being right off the interstate if attract activities in the park it will make area too busy

### Elements to be Preserved/Enhanced

Reported elements that should be preserved or enhanced that were identified during the public process.

- As much natural space as possible
- Like the wildlife, would not want to disrupt it
- Good walking trails
- Neighborhood feel to the space

- Size and location
- Trees along southeast and east boundaries
- Access to sidewalk/bike paths nearby
- Bowl shape – lots of opportunities
- Location – not many parks very close by
- Goes well with the area, allows for more wildlife
- More trees
- The east side tree line creates a nice buffer
- Quiet
- Open space
- Easy access
- No traffic/parking
- Need walking, sunning, open green space

### Future Opportunities

Reported potential uses and future opportunities that were identified during the public process.

- Natural habitat, walking, trails, prairie
- Vision – Greenspace park, no water park; developed with trees and paths
- Walking paths/hiking
- Pool – zero depth w/ slides; at least wading pool/splashpad
- Walking trails
- Playground
- Tennis courts/pickleball
- Picnic/gathering area
- Walk/bike paths
- Park shelter
- Sledding hill for winter
- Splash pad – smaller children activities
- Pond – natural setting
- Day activity uses
- Passive – checkers, chess, bridge
- Active – individual and team sports
- Green space for baseball/football/frisbee

### Aesthetic Issues

Reported areas of concern or interest in regards to the visual appearance identified during the public process.

- Maintaining natural areas
- Screening from neighborhood
- Limiting light pollution
- Parking areas
- Invasive species
- Future bypass

## PRELIMINARY CONCEPT PLANS

After analyzing the information from the public information meetings and ongoing discussion with City staff, two concepts were developed. Each concept is unique and represented many of the ideas offered by the public. The concepts, labeled A and B, represent different design solutions that address many of the comments and concerns put forth. During the design process, a wetland delineation was in process and the development of Concepts A and B did not reflect the findings due to timing of the results. The Final Concept took into account these findings and adjustments were made to preserve the original intent of the design while protecting existing wetlands conditions.

## CONCEPT A

**Park Amenities:** The chief feature to this concept is the addition of a community building approximately where the existing fire station sits. This facility would be home to a host of community functions and events and would be a unique element of the parks system. Furthermore, this key destination could function as a trail head for the regional bike system. The adjacent parking lot would primarily serve the community building but would also provide parking for the pickleball courts located south of the parking lot. The second entrance to the park is located south off of Northview and includes a 42 stall parking facility. A shelter with restrooms is flanked by a splashpad and playground respectively and would overlook a large active recreation lawn. This flexible area could be utilized for large events or organized sports such as soccer or baseball. On the north edge of the property a sledding hill is formed to maximize snow retention due to its north orientation. Located along the many trails on the site are fitness stations and at the stormwater area there is a view platform to observe birds and other wildlife.

**Landscape Features:** Concept "A" dedicates a large portion of the site to a native restoration area. In the northeast corner is an expansive native area that sweeps south around the stormwater treatment area. This will provide valuable habitat and create an auspicious environment for a host of wildlife. Around

the community building, shelter and parking lots are numerous trees to provide shade. An improved vegetative buffer on the north and east border has been included to provide screening to adjacent properties.

**Circulation:** Vehicular access into the site is off of Northview Road at two locations. Parking facilities at both locations give visitors good access to an abundant trail system and the regional trail along Meadowbrook Road. A main loop goes around the recreation field and enhanced native area with connecting paths at key locations to access different elements and locations. Finally, trail connections have been made to bordering neighborhoods to improve access and circulation.



**CONCEPT - A**

Description: Focusing the majority of active recreation opportunities to the area by the south entrance, this concept maintains a soft separation between uses. Centered around a new community building, the west side of the site offers ample parking, trail connections and a battery of pickleball courts. Concept A also offers a large flexible recreation space suitable to soccer, la crosse or other organized sports. A path system circulates throughout the site offering multiple routes for walking, snowshoeing or skiing.

**KEY FEATURES**

- .88 MILES PATH SYSTEM
- SLEDDING HILL
- COMMUNITY BUILDING
- APPROX. 106 PARKING STALLS
- PICKLEBALL COURTS
- 6.13 ACRES FLEXIBLE RECREATION SPACE
- VIEWING TOWER

**KEY**

-  PRIMARY ACCESS
-  NEIGHBORHOOD CONNECTION
-  PATH CIRCULATION
-  PARK BOUNDARY
-  PARKING AREA
-  FITNESS STATION

## CONCEPT B

**Park Amenities:** Like the first concept, this design has organized many of the core elements around the two parking lots. At the north lot an addition to the existing fire station has been added to serve as a community building. This facility has the potential to serve as a trail head to the region bike trail system. To the north of the building is an area for tot sledding in winter. A shelter with restrooms, splashpad, playground and amphitheater area are organized in the center off the park, adjacent to two active recreation fields. Two tennis courts and three pickleball courts are located between the south parking lot and Northview Road. Fitness stations intended for all ages are located at few locations along the trail system. The center of the park contains a formalized gathering space to house events of various sizes with close access to the shelter/restroom building.

**Landscape Features:** The community expressed a desire to maintain or enhance the naturalized areas of this site. Efforts were made to accomplish this by having a continuous band of enhanced native area around much of the site. Capitalizing on this restored native feature, much of path system makes it's way through these areas. A stormwater management area is set in the southeast corner of the site. Finally, numerous shade trees are located in parking lots, along the edges of the flexible recreation spaces and within the native areas.

**Circulation:** A strong neighborhood connection is made in the concept with a very direct path leading from the neighborhood at the north to the neighborhood to the east. Similar to concept "A", a loop path follows the perimeter of the site that can be used for circulation, walking, running or even snowshoeing or skiing in the winter. The intersection of Northview Road and Kayla Drive has an improved crosswalk to allow for safer access entering the park from neighborhoods to the south.



**CONCEPT - B**

Description: In this concept a new park entry off of Northview provides access to a centralized gathering space with parking, open air shelter and a playground area. Radiating from this central area are two large flexible recreation spaces as well as large enhanced native areas. The existing building is to remain with an added shelter element to expand uses. As part of the circulation system, a strong connection is made between the north and east neighborhood access points.

**KEY**

-  PRIMARY ACCESS
-  NEIGHBORHOOD CONNECTION
-  PATH CIRCULATION
-  PARK BOUNDARY
-  PARKING AREA
-  FITNESS STATION

**KEY FEATURES**

- .90 MILES PATH SYSTEM
- SPLASHPAD
- .63 ACRE STORMWATER MANAGEMENT AREA
- APPROX. 86 PARKING STALLS
- FITNESS STATIONS
- 4.88 ACRES FLEXIBLE RECREATION SPACE

## MASTER PLAN RECOMMENDATIONS

After review of the information from the public and City staff, the consultant generated a preferred concept to be presented to the PRF Board and Common Council. Final comments from the Board and Council were incorporated, and this final park Master Plan report was developed. Note that during the development of this master plan, there was a delineation that was completed and had impacts on the layout of the final design. The following discussion details the recommendations for Meadowview Park.

### Existing Facilities

Currently this site is in agricultural lease and not being used as park space nor does it contain any traditional park amenities. It has a substantial woodland screening on much of the north, east and south sides of the park that will be maintained. Currently there is access off of Meadowbrook Rd. and Northview Rd. Based on the delineation a large wetlands is located in the middle of the park that reaches south to Northview Rd.

### Parking Facilities

At the west end of the site, a 59 stall asphalt parking lot will be located. This lot will be accessible from Northview Rd and have right-in/right-out access off of Meadowbrook Rd. The lot includes a drop-off area on the south side of the community building as well as 8 stalls near the building on the west side. The intersection of Northview and Kayla Dr provides access to a second asphalt parking lot housing approximately 42 stalls. This facility provides close access to the open shelter, playground and splashpad facilities.

### Community Building

The Master Plan recommends the construction of a new community building to be located in the northwest corner of the site. The new facility should be designed to meet all ADA regulations as well as utilize low impact design principles to fit within the existing neighborhood. Services that should be considered during the design of this building may include; event rental space, programmed classes, fitness center, or indoor play equipment.

Furthermore, this facility could function as a trail head for the regions bike trail system.

### Playground

The location of the playground like the splashpad was placed to work in concert with the shelter and south parking lot. Play equipment should be selected to accommodate children of all ages and abilities, and areas of play should be separated by age (2-5 and 5-12). Stand alone elements such as swings, spring riders and climbing structures should also be incorporated into the final design. Comfortable seating should be a consideration for parents or guardians. Safety surfacing options to consider include poured in place rubber surfacing, rubber tiles or loose fill material.

### Splashpad

A major element of the master plan is the addition of a dynamic zero depth aquatic play area. Splashpads have become very popular due to the low cost and universal (ADA) play accommodations. This feature could be a neighborhood focal point and draw visitors from around the community. Water and electrical service will need to be provided as well as fencing around the splashpad deck. Selection of spray elements, fencing, and surfacing should be evaluated during final design to fit with the aesthetics of the overall site.

### Shelter/Restrooms

The plan recommends the addition of an open shelter including restrooms at the location of the southern parking lot. This structure should be fully ADA compliant and be designed in a character to compliment the Community Building and the bordering neighborhoods. The shelter should be oriented to direct user view internally into the park while maintaining visibility from the parking lot for law enforcement monitoring. Security lighting is also recommended in the final design.

### Enhanced Native Areas

Recommendations to establish native restoration areas at key locations in the park should happen in conjunction with the regional stormwater management efforts. Wanting to consolidate naturalized areas the plan reflects enhanced



native areas established next to or near the existing wetlands and new biofilter areas. Benefiting from the existing wetlands, overlook platforms have been added to allow for wildlife viewing.

### Circulation

Taking advantage of the existing shape of the site, the prescribed wetland delineation, and the designed stormwater treatment areas, the final plan reflects a trail/circulation system that is functional, dynamic and offers visitors many options. One of the major desires of the community was to take advantage of the size

of the site and maximize distance of walking trails. A main trail that circles the site will include area lighting. Strong connections were also made to provide connections between adjacent neighborhoods as well.

### Court Sports

Pickleball was strongly advocated for during the master planning process and became an important component the final design. Pickleball is a paddle sport for all ages and skill levels. It combines many of elements from tennis, badminton and ping-pong. Three courts are located at the intersection

of Meadowbrook and Northview Rd, south of the Community Building.

### **Flexible Recreation Space**

The final Master Plan recommends two large open lawn areas to accommodate a variety of potential activities. The larger of the two is sized to accommodate activities such as soccer, tee ball, softball, or lacrosse. A second flexible space is integrated in the middle of the biofilter cells on a raised flat area. Trail connections provide access to the parking and restroom facilities as well as wildlife overlooks.

### **Landscaping**

Throughout the site shade trees have been added to offer interest, shade and habitat. Two large native prairie areas have also been added in the northeast and southeast corners to compliment and continue the naturalized wetland aesthetic running through the middle of the site. Tree species should be selected for tolerance to open/windy sites, drought and disease resistance, and provide a variety of architectural branching and foliage types.



## **PRELIMINARY BUDGET**

An estimate of probable construction costs was assembled for the recommended improvements and can be found in Appendix H.

## **IMPLEMENTATION**

Upon adoption of the plan, efforts to begin construction should be made within the coming year in order to build off of the momentum and excitement created during the design process. Below illustrates a logical Phasing of construction.

### Phase I

- Mass Grading
- Landscaping / Tree Plantings
- Bio-Filtration Areas

### Phase II

- Shelter w/ Restrooms
- Playground
- Splashpad
- Trails

### Phase III

- Community Building
- West Parking Lot
- Pickleball Courts

## **Funding Site Improvements**

It is likely that the bulk of project funding will come from capital budgeting, however, the following section outlines a few potential sources for grant funding to supplement City funds. Also potential for fill material at a free or reduced rate may be made possible because of the anticipated bypass project on Meadowbrook and construction on Northview Rd.

### *Wisconsin Department of Natural Resources Knowles –Nelson Stewardship Program*

This program provides 50% matching funding for local park construction and renovation of nature and water based facilities. These dollars can be requested for the park's general renovation work, access, trails, trailhead and shelter facilities, and water edge enhancements. The program also provides funds for acquisition of property for park development or expansion. Grant requests are typically due May 1 of each year.

### *Wisconsin Department of Natural Resources Urban Nonpoint Source and Storm Water Grants*

This program could be applicable to managing the off-site sources of runoff pollution impacting the water quality. It would also be applicable for addressing the runoff that will be part of the new parking, and hardscape area construction. Grant applications are due three times (May, June, and August) each fiscal year.

### *Wisconsin Department of Transportation Congestion Mitigation and Air Quality Improvement Program (CMAQ)*

This program focuses on transportation alternatives that improved air quality. A 20% local match is required and funding is granted on a two year cycle.

### *Targeted project fund raising*

Special one of a kind projects can often be funded (or partially funded) through targeted fund raising from local businesses, institutions, services clubs or foundations.



Existing Conditions (google earth)



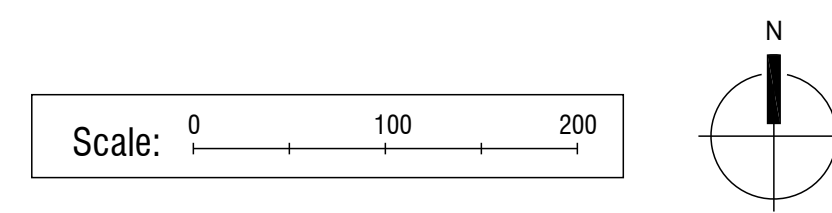
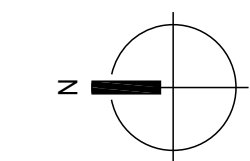
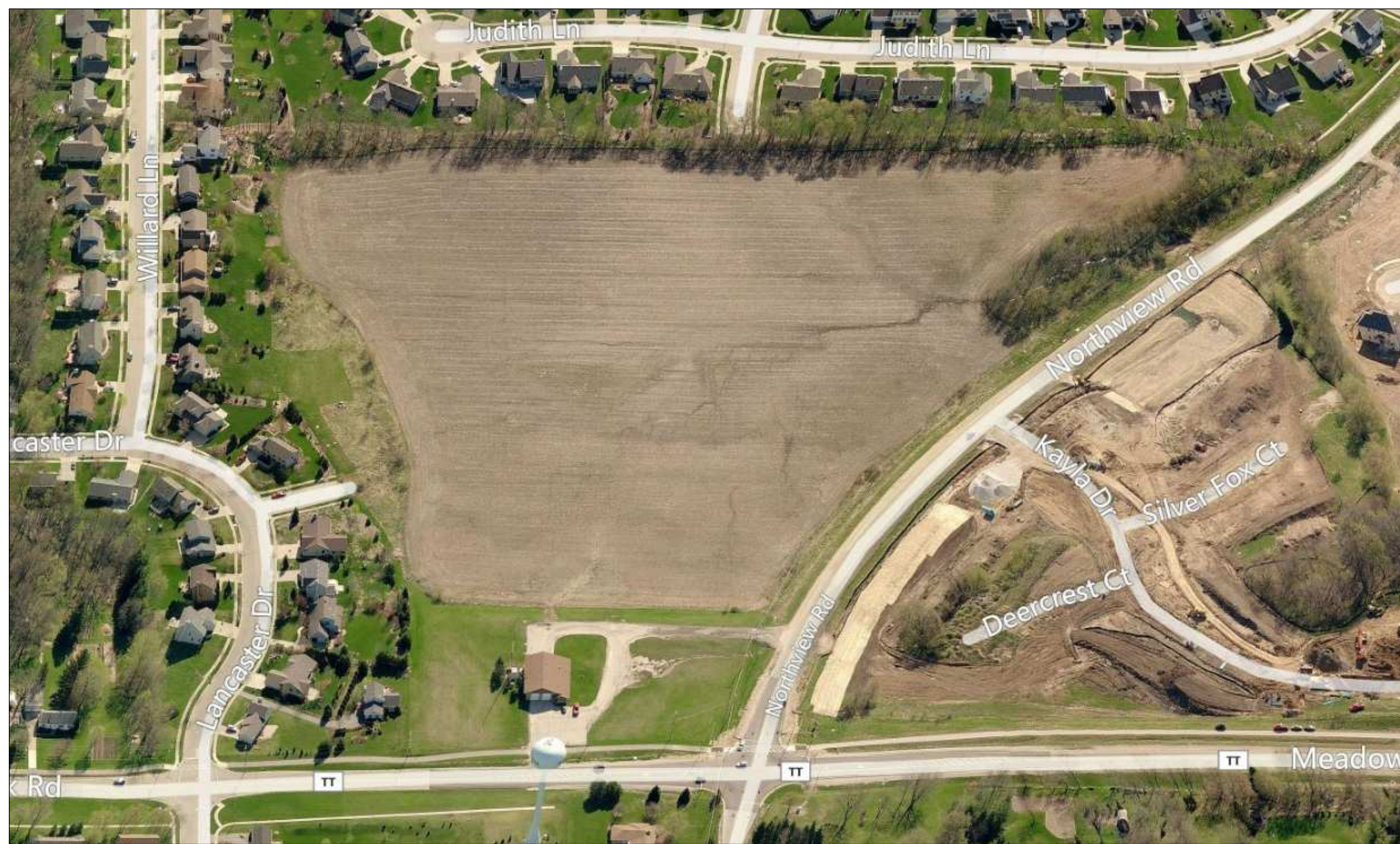
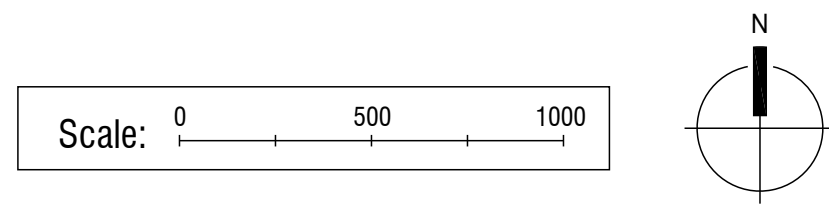
Proposed Site Plan Overlay (google earth)



## **APPENDIX**

Appendix A	Context Map
Appendix B	Site Analysis
Appendix C	Site Photos
Appendix D	Public Informational Meeting Comments
Appendix E	Preliminary Concept Plans
Appendix F	Delineation Map
Appendix G	Master Plan
Appendix H	Cost Estimate

**Appendix A - Context Map**

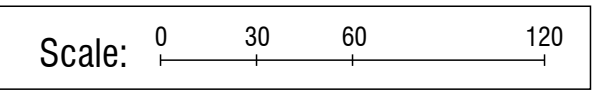


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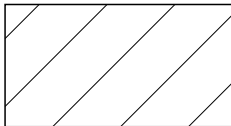

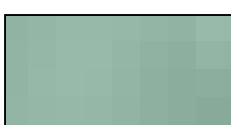
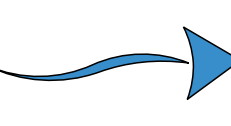

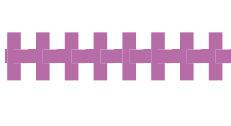





**Appendix B - Site Analysis**



LEGEND

-  Woodlands
-  Building / Structure
-  Wetlands
-  Drainage Pattern
-  Power Lines
-  Steep Slopes
-  Property Line



**Appendix C - Site Photos**





**Appendix D - Public Information Meeting Comments**

June 10, 2015

## May 14, 2015 PIM: Meadowview Park comments

### Q1:

**Things that you like about the park property that should be preserved/enhanced. What makes this area special?**

- As much natural space as possible
- Would like it to remain more like a nature area, enhanced by more flowers and trees.
- Less people in this area is good, don't want more traffic.
- Like the wildlife, would not want to disrupt it.
- Good walking trails
- Neighborhood feel to the space
- Trees
- Keep the size
- Tree line
- Size and location
- Trees along southeast and east boundaries
- Access to sidewalk/bike paths nearby
- Bowl shape – lots of opportunities
- Visual – easy to see and highlight
- Assume there is deep top soil for plantings
- Location – not many parks very close by
- Goes well with the area, allows for more wildlife
- More trees
- The east side tree line creates a nice buffer
- The wildlife is nice
- Quiet
- Open space
- Easy access
- Openness
- No traffic/parking
- Green
- Very quiet area
- Need walking, sunning, open green space

### Things that concern you about the area?

- Don't want to see a lot of traffic/noise i.e. ball park
- Traffic/ how will it be impacted by the bypass?
- Don't want to disrupt nature.
- Afraid of vandalism

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- Don't want lots of people/noise in area
- No drinking gatherings
- No pool or water park.
- No tennis courts – they were taken down in Pebble Valley and at UWW because no one used them.
- Lights
- Noise
- Traffic in and out from the subdivision
- Walkways/paths/sidewalks
- Lighting
- Parking areas
- Sidewalk access to the park from adjacent subdivisions (along Northview)
- Car parking on or near the park
- Natural
- Night lights for tennis/baseball near houses
- No dog park
- Noise at night
- Traffic control
- Parking far away from current homes
- Attraction of gang types/ ????
- Tree line – Judith Lane, what barriers such as berm, addl trees will be used? How will it be maintained?
- Lights, noise
- Undesirable situations
- Lack of a buffer
- Busy roads, topography, proximity to residences
- How close to homes?
- Noise from area
- Traffic/parking
- This is 100% residential area
- Lights and too much activity, crowds from outside the neighborhood does not fit the area
- Being right off the interstate if attract activities in the park it will make area too busy

**Q2:**

**What Improvements should be made regarding Land Use and Activities?**

- Natural habitat, walking, trails, prairie
- Vision – Greenspace park, no water park; developed with trees and paths
- Recreational/playground, etc.
- Would like more nature – flowers, trees, etc. to encourage more wildlife
- Pavilion
- Walking paths/hiking
- Playground
- Pool – zero depth w/ slides; at least wading pool/splashpad
- Walking trails
- Playground

Addressee Name

June 10, 2015

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- Tennis courts/pickleball
- Picnic/gathering area
- Public pool
- Walking path around the property
- Walk/bike paths
- Park shelter
- Playground
- Sledding hill for winter
- Playground
- Sprayground
- Pavilion
- Walking
- Splash pads – smaller children activities
- Pond – natural setting
- Day activity uses
- Passive – checkers, chess, bridge
- Active – individual and team sports
- Walking/biking paths
- Green space for baseball/football/Frisbee playground

**What Improvements should be made regarding Spatial Relationships/Connectivity?**

- Develop an area to be used by wedding parties for pictures, etc.
- A good nature area with variety of trees and plants, flowers, etc. could be visited by schools for teaching experiences
- Would like this completed sooner rather than later
- Water retention area in the south east corner
- Pathways – bike/ped
- Green space
- Family picnics
- Exit/entry on Northview and Meadowbrook, not through subdivision/ residential areas
- Uses for schools in area
- Summer and winter uses
- Walkways to connect to surrounding residential areas & provisions for crossing both TT and Northview
- Get this done as soon as possible
- Immediate neighborhood is 15-20 years old and this green space was promised 15 years ago

**What Improvements should be made regarding Programming (festivals, sports, education)?**

- Would prefer to not see programmed activities
- Would like to see some walking trails, etc.
- Small concerts
- Nature talks
- Egg hunts

Addressee Name

June 10, 2015

Page 4 of 4

- Library – story time groups
- Small “kid” and adult concerts
- Natural area as it was before development
- Things to attract birds, hummingbirds, etc
- 1-2 picnic areas
- Limited programming
- Concerned about noise and disruption
- Education uses
- Rental uses at southwest corner
- Cover age groups w/ safety for very young planned
- None – leave as open space for recreation of neighbors



Landscape  
Architects  
  
Planners  
  
Engineers

**PUBLIC MEETING SIGN IN**

Date: May 14, 2015  
Project: Meadow View Park Master Plan  
SAA#: 2605

Location: Waukesha Park and Recreation Administration Building, WI

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David Sanchez Semelky	DSONDERLAGET@ATT.NET
Alan Hullibarger	sbaudd@WI.RP.COM
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	abc5493@gmail.com

define  
enhance  
sustain



Meadowview  
Tam Berg  
rogandpam@gmail.com

**Question 1:**

List 3 things that you like about these park properties that should be preserved/enhanced. What makes this area special?

Hillcrest Park

Missile Park

As much natural space as possible

List 3 concerns/issues that you have about the areas/sites that should be addressed.

Hillcrest Park

Missile Park

Don't want to see a lot of traffic/noise. ie ball park

**Question 2:**

What is your vision for these parks in the future? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

Hillcrest Park

Missile Park

Natural habitat, walking, trails, prairie area

Opportunities (Spatial relationships? Connectivity?)

Hillcrest Park

Missile Park

Programming

Hillcrest Park

Missile Park

would prefer to not see programmed activities

Roger Dew  
2523 Lancaster MEADOW VIEW

ROY AND PAM @GMAIL  
.COM

262-544-0808

**Question 1:**

List 3 things that you like about these park properties that should be preserved/enhanced. What makes this area special?

Hillcrest Park

Missile Park

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List 3 concerns/issues that you have about the areas/sites that should be addressed.

Hillcrest Park

Missile Park

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**Question 2:**

What is your vision for these parks in the future? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

Hillcrest Park

Missile Park

VISION: GREENSPACE PARK, NO WATER PARK  
Developed with trees & paths,  
Recreational / playground, etc.

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Opportunities (Spatial relationships? Connectivity?)

Hillcrest Park

Missile Park

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Programming

Hillcrest Park

Missile Park

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**Question 1:**

List 3 things that you like about the park property that should be preserved/enhanced. What makes this area special?

Would like it to ~~be~~ <sup>remain more like</sup> a nature area, enhanced by more flowers + trees. Less people in this area is good, don't want more traffic. Like the wildlife, would walking trails - good. <sup>Not want to disrupt it.</sup>

List 3 concerns/issues that you have about the area/site that should be addressed.

TRAFFIC / how ~~soon~~ will it be impacted by the Bypass? Don't want to disrupt nature. Afraid of vandalism. Don't want lots of people + noise in area. No drinking gatherings. No pool, or water park. No tennis courts - they were taken down in Pebble Valley + at UWN because no one used them.

**Question 2:**

What is your vision for the park in the future? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

Would like more nature - flowers, trees, etc to encourage more wildlife.

Opportunities (Spatial relationships? Connectivity?)

Develop an area to be used by wedding parties for pictures, etc. A good nature area with variety of trees + plants, flowers, etc. could be visited by schools for teaching experience

Programming

Would like to see some walking trails, etc.



**Question 1:**

List 3 things that you like about the park property that should be preserved/enhanced. What makes this area special?

neighborhood feel to the space  
trees

List 3 concerns/issues that you have about the area/site that should be addressed.

Lights from neighboring homes  
Noise  
Traffic in+out from the subdivision

**Question 2:**

What is your vision for the park in the future? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

pavilion  
walking paths / hiking  
playground

Opportunities (Spatial relationships? Connectivity?)

would like this completed sooner rather than later

Programming

**Question 1:**

List 3 things that you like about the park property that should be preserved/enhanced. What makes this area special?

keep the size  
tree line

List 3 concerns/issues that you have about the area/site that should be addressed.

Walkways/paths/sidewalks  
lighting?  
parking areas?

**Question 2:**

What is your vision for the park in the future? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

pool - zero-depth w/ slides - et least wading pool - splash pad !!  
walking trails  
playground tennis courts/pickleball

Opportunities (Spatial relationships? Connectivity?)

Programming

small concerts nature talks  
egg hunts  
library/story time/groups

**Question 1:**

List 3 things that you like about the park property that should be preserved/enhanced. What makes this area special?

- ① Size & location
- ② Trees along southeast & east boundaries.
- ③ Access to sidewalk/bike paths nearby.

List 3 concerns/issues that you have about the area/site that should be addressed.

- ① Sidewalk access to the park from adjacent subdivisions (along Northview)
- ② Car parking on or near the park?
- ③ Natural

**Question 2:**

What is your vision for the park in the future? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

- ① Picnic/gathering area
- ② Public pool
- ③ Walking path around the property

Opportunities (Spatial relationships? Connectivity?)

Water retention area in south east corner.

Programming

Small "kid" & adult concerts

**Question 1:**

List 3 things that you like about the park property that should be preserved/enhanced. What makes this area special?

Bowl SHAPE - lots of opportunities  
VISUAL - easy to find and HIGHLIGHT ~~water~~  
Assume there is Deep Top Soil for planting <sup>WHAT'S AVAILABLE</sup>

List 3 concerns/issues that you have about the area/site that should be addressed.

NIGHT LIGHTS FOR TENNIS/BASEBALL NEAR HOUSES  
NO Dog PARK

**Question 2:**

What is your vision for the park in the future? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

walk/Bike PATH'S PARK SHELTER PLAYGROUND	SLEDDING HILL FOR WINTER.
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Opportunities (Spatial relationships? Connectivity?)

Programming

**Question 1:**

List 3 things that you like about the park property that should be preserved/enhanced. What makes this area special?

LOCATION - NOT MANY PARKS VERY CLOSE BY.  
GOES WELL WITH THE AREA, ALLOWING FOR MORE WILDLIFE

List 3 concerns/issues that you have about the area/site that should be addressed.

NOISE AT NIGHT  
TRAFFIC CONTROL - PARKING FAR AWAY FROM CURRENT HOUSES  
ATTRACTION OF GANG TYPES / DRUG ABUSERS

**Question 2:**

What is your vision for the park in the future? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

PLAY GROUND  
SPRAY GROUND  
PAVILION -

Opportunities (Spatial relationships? Connectivity?)

PATHWAYS - BIKE + FOOT  
GREEN SPACE  
FAMILY PICNICS

Programming

NATURAL AREA AS IT WAS BEFORE DEVELOPMENT  
THING TO ATTRACT BIRDS - HUMMINGBIRDS, ETC.  
1-2 PICNIC AREAS

**Question 1:**

List 3 things that you like about the park property that should be preserved/enhanced. What makes this area special?

Move Trees

List 3 concerns/issues that you have about the area/site that should be addressed.

Tree-line Judith Lane, what barriers such as berm additional trees will be used. How will it be maintained?

**Question 2:**

What is your vision for the park in the future? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

walking  
~~dog walking~~

Opportunities (Spatial relationships? Connectivity?)

Exit/Entry on Northview + Meadowbrook, not through subdivisions / residential areas

Programming

Limited Programming  
Concerned about noise and disruption

**Question 1:**

List 3 things that you like about the park property that should be preserved/enhanced. What makes this area special?

THE EAST SIDE TREE LINE CREATES A NICE BUFFER  
THE WILDLIFE IS NICE  
QUIET

List 3 concerns/issues that you have about the area/site that should be addressed.

LIGHTS - NOISE  
INDISENABLE SITUATIONS  
LACK OF A BUFFER

**Question 2:**

What is your vision for the park in the future? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

SPRASH PADS - SMALLER CHILDREN ACTIVITIES  
POND - NATURAL SETTING  
DAY ACTIVITY USES

Opportunities (Spatial relationships? Connectivity?)

USES FOR SCHOOLS IN AREA  
SUMMER AND WINTER USES

Programming

EDUCATION USES  
RENTAL USES AT SOUTHWEST CORNER

Q

Trasacore

**Question 1:**

List 3 things that you like about the park property that should be preserved/enhanced. What makes this area special?

Open space; easy access;

List 3 concerns/issues that you have about the area/site that should be addressed.

Busy roads; topography; proximity to residences

**Question 2:**

What is your vision for the park in the future? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

Passive: checkers-chess; bridge  
Active: individual & team sports

Opportunities (Spatial relationships? Connectivity?)

Walkways to connect to surrounding residential areas & provision for crossing with TTA Northview

Programming

Cover age groups w/ safety for very young players



**Question 1:**

List 3 things that you like about the park property that should be preserved/enhanced. What makes this area special?

*openness*  
*no traffic, parking*  
*fresh*

List 3 concerns/issues that you have about the area/site that should be addressed.

*How close to homes*  
*Noise from area's*  
*Traffic foul, parking*

**Question 2:**

What is your vision for the park in the future? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

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Opportunities (Spatial relationships? Connectivity?)

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Programming

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**Question 1:**

List 3 things that you like about the park property that should be preserved/enhanced. What makes this area special?

- Very quiet area. Need walking, running, open green space.

List 3 concerns/issues that you have about the area/site that should be addressed.

① This is a 100% residential area. High traffic and too much activity/crowds from outside the neighborhood does not fit the area.

② Being right off the interstate if "attractive activities" in the park it will make area too busy.

Question 2: What is your vision for the park in the future? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

- Walking / bike paths  
- Green space for baseball / football / frisbee  
- Playground

Opportunities (Spatial relationships? Connectivity?)

\* Get this done as soon as possible. Immediate neighborhood is 15-20 yrs old and this green space was promised 15 years ago!

Programming

- None → leave as open space for recreation of neighbors.

**Question 1:**

List 3 things that you like about the park property that should be preserved/enhanced. What makes this area special?

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List 3 concerns/issues that you have about the area/site that should be addressed.

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**Question 2:**

What is your vision for the park in the future? What improvements should be made in terms of:

Land Use and Activities (Active uses? Passive uses?)

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Opportunities (Spatial relationships? Connectivity?)

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Programming

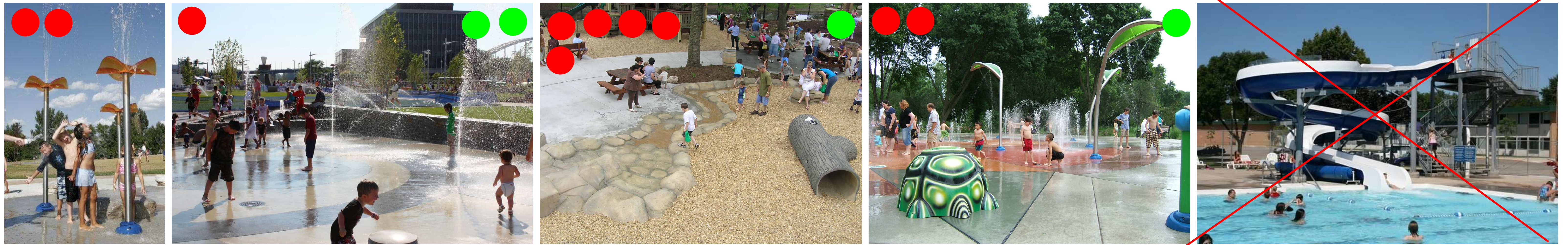
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May/Ron Olson 262-547-7303

Tim Sonnemaan 262-853-7706



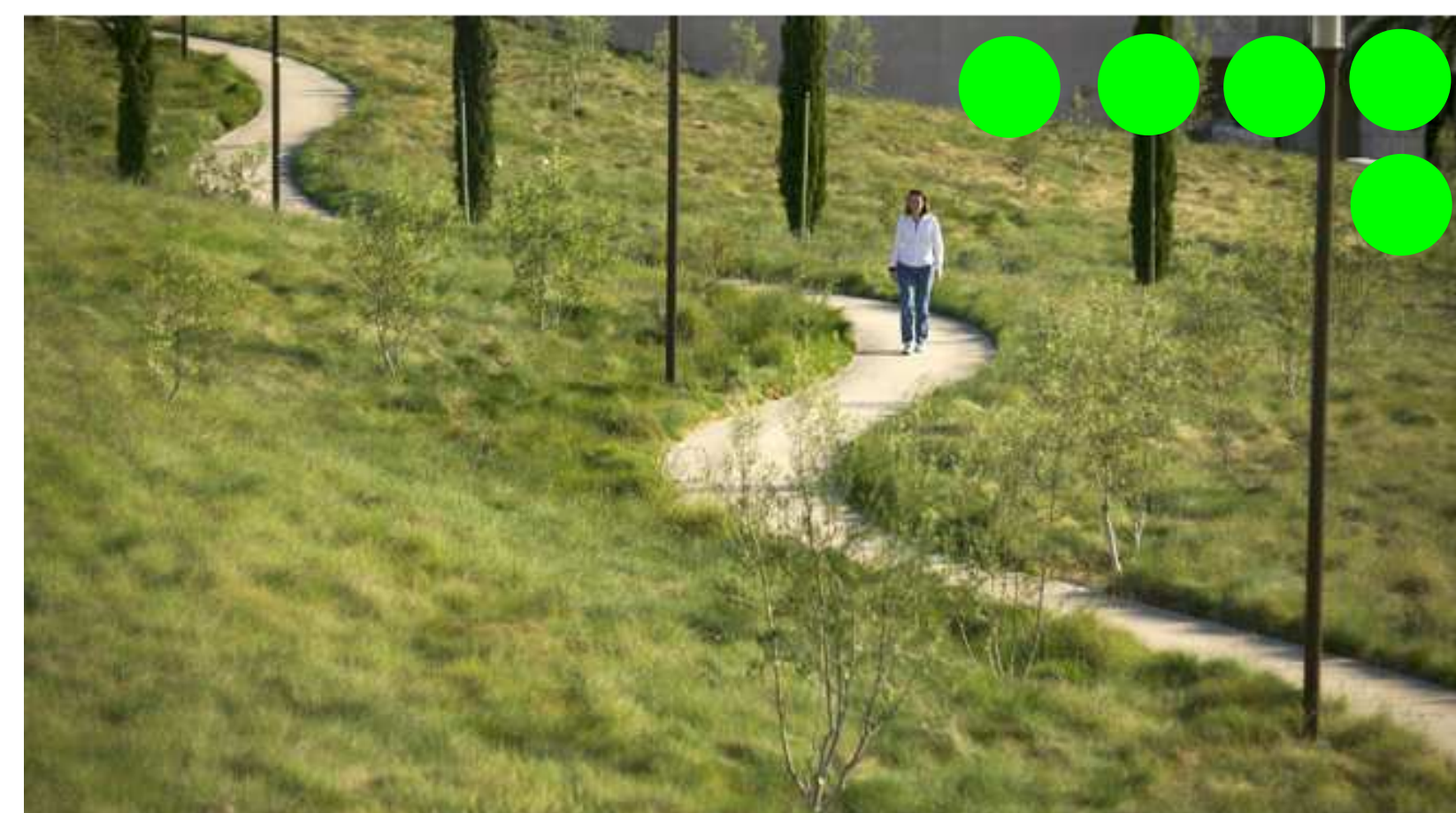
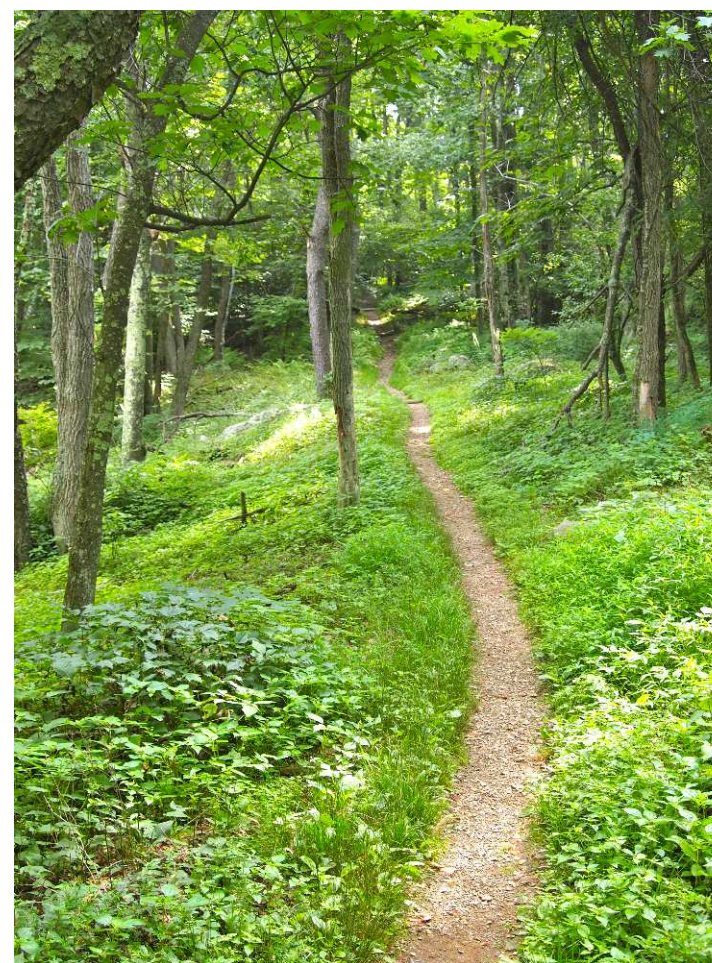
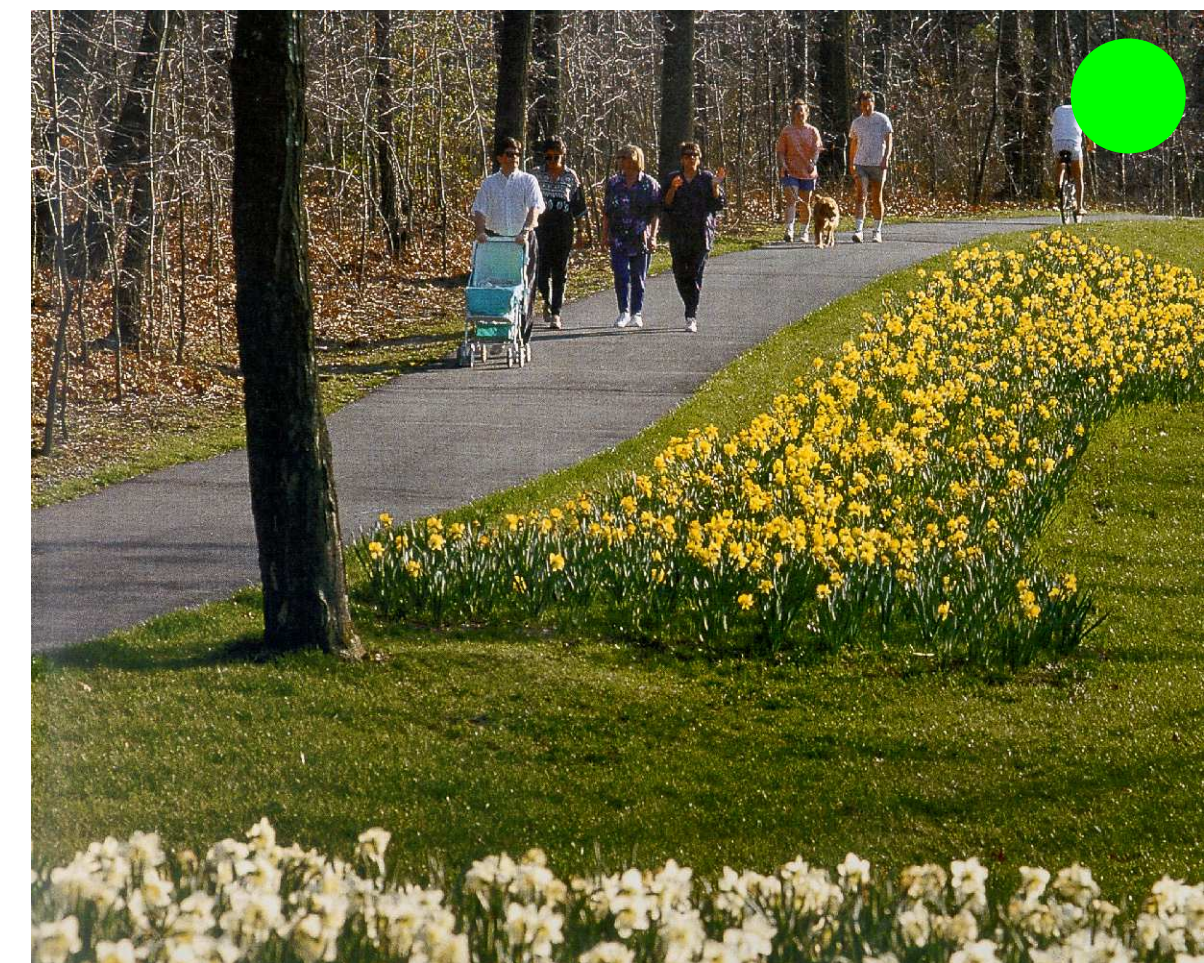
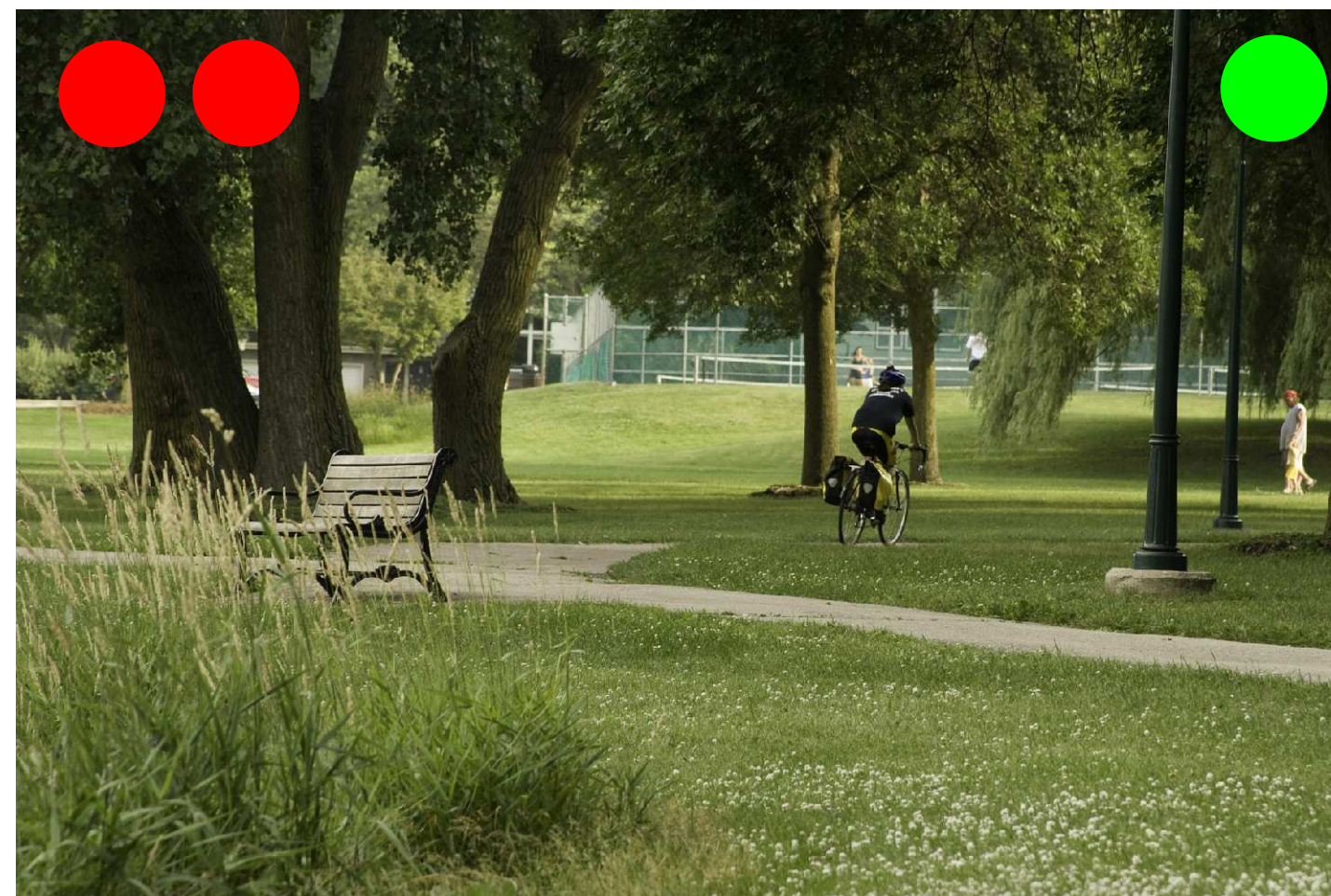
Character Images ..... Water Play



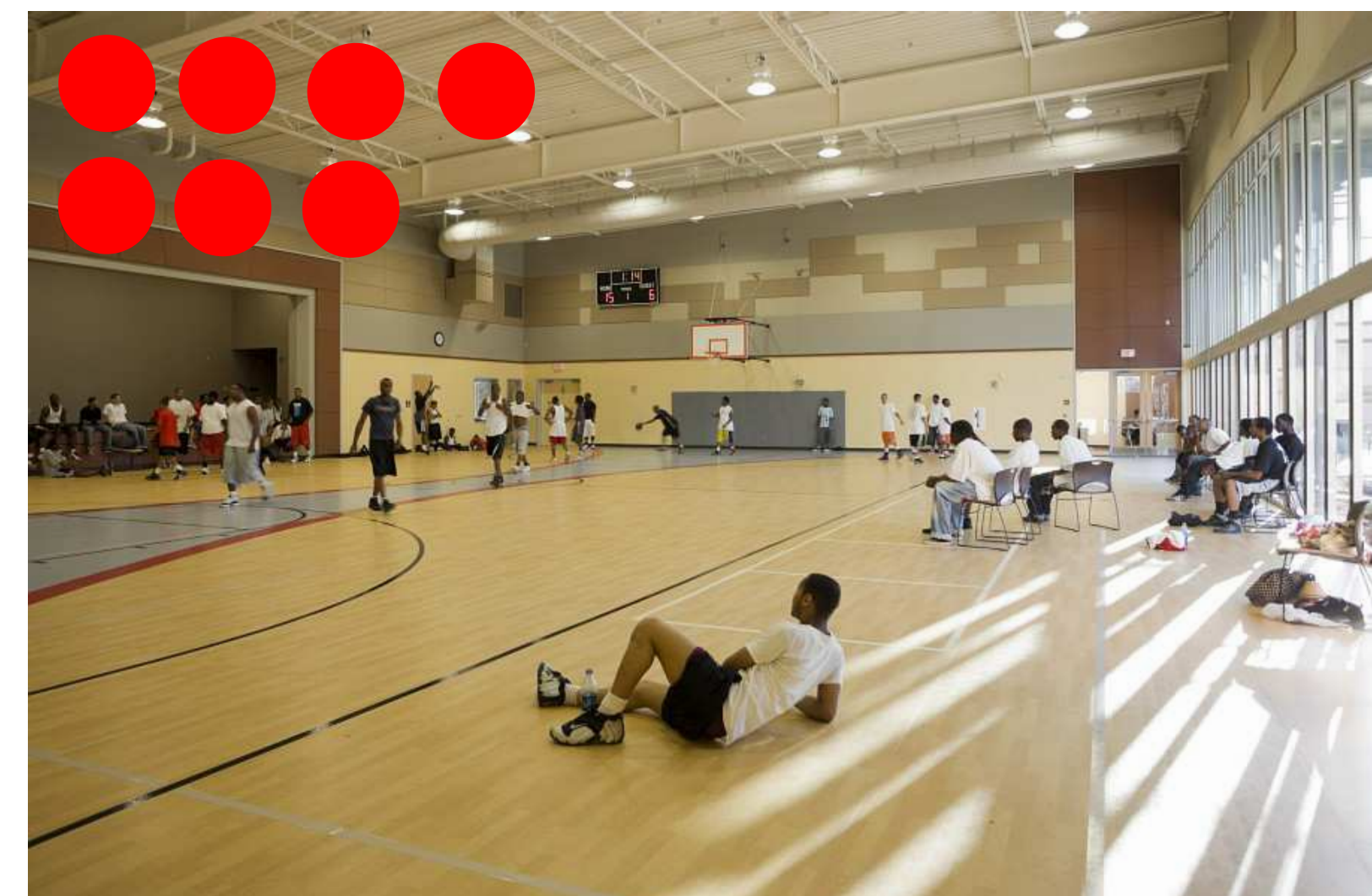
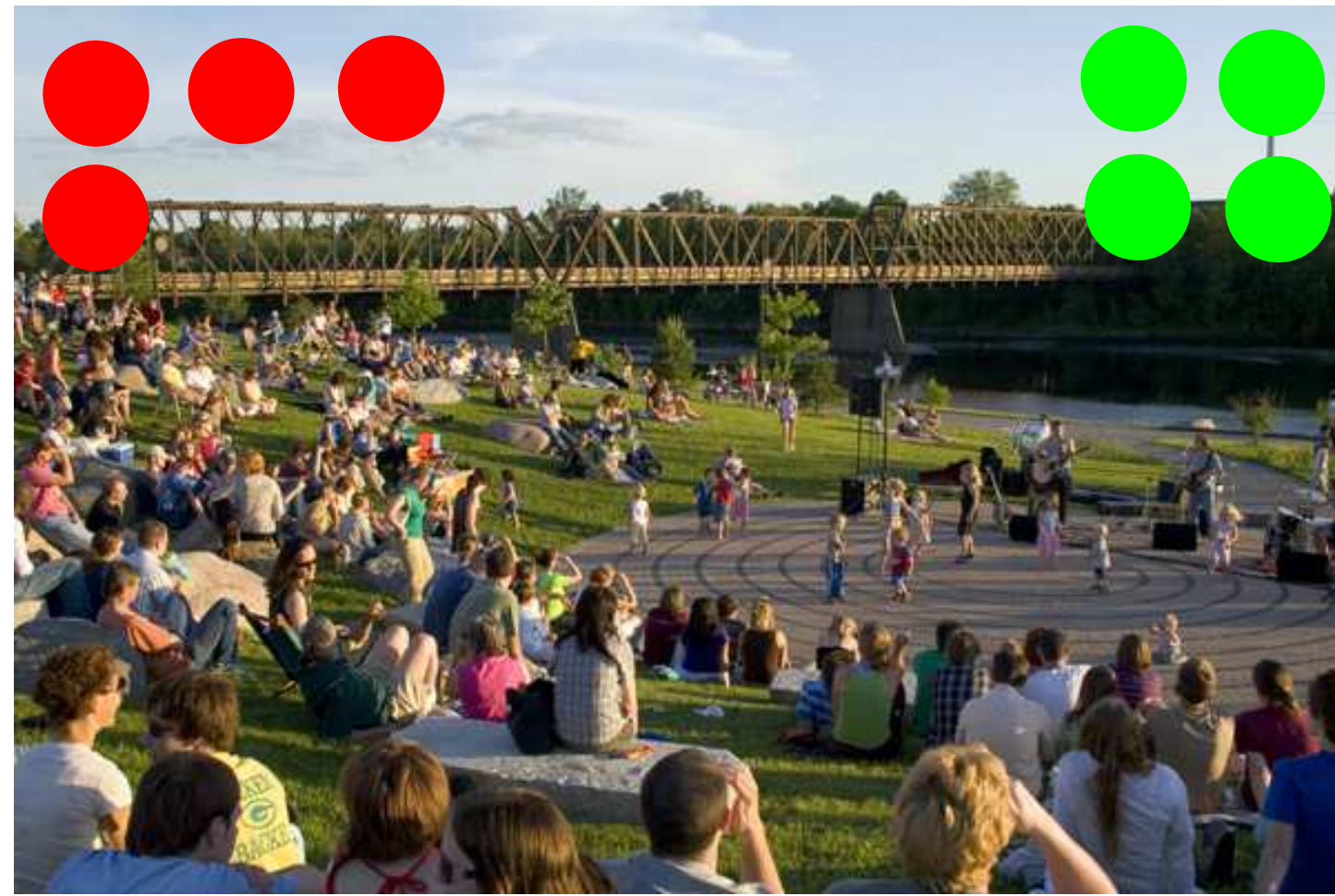
Character Images ..... Playground



Character Images ..... Active Recreation



Character Images ..... Passive Recreation



Character Images ..... Gathering Spaces



**Appendix E - Preliminary Concept Plans**


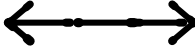


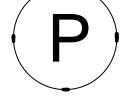





**CONCEPT - A**

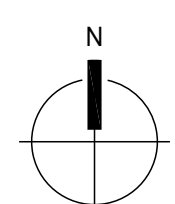
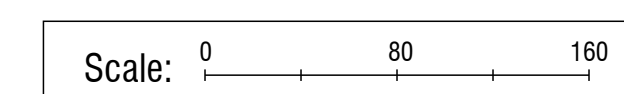
Description: Focusing the majority of active recreation opportunities to the area by the south entrance, this concept maintains a soft separation between uses. Centered around a new community building, the west side of the site offers ample parking, trail connections and a battery of pickleball courts. Concept A also offers a large flexible recreation space suitable to soccer, la crosse or other organized sports. A path system circulates throughout the site offering multiple routes for walking, snowshoeing or skiing.

**KEY**

-  PRIMARY ACCESS
-  NEIGHBORHOOD CONNECTION
-  PATH CIRCULATION
-  PARK BOUNDARY
-  PARKING AREA
-  FITNESS STATION

**KEY FEATURES**

- .88 MILES PATH SYSTEM
- SLEDDING HILL
- COMMUNITY BUILDING
- APPROX. 106 PARKING STALLS
- PICKLEBALL COURTS
- 6.13 ACRES FLEXIBLE RECREATION SPACE
- VIEWING TOWER





**CONCEPT - B**

Description: In this concept a new park entry off of Northview provides access to a centralized gathering space with parking, open air shelter and a playground area. Radiating from this central area are two large flexible recreation spaces as well as large enhanced native areas. The existing building is to remain with an added shelter element to expand uses. As part of the circulation system, a strong connection is made between the north and east neighborhood access points.

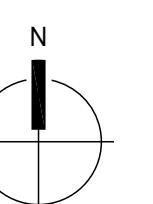
**KEY FEATURES**

- .90 MILES PATH SYSTEM
- SPLASHPAD
- .63 ACRE STORMWATER MANAGEMENT AREA
- APPROX. 86 PARKING STALLS
- FITNESS STATIONS
- 4.88 ACRES FLEXIBLE RECREATION SPACE

**KEY**

- PRIMARY ACCESS
- NEIGHBORHOOD CONNECTION
- PATH CIRCULATION
- PARK BOUNDARY
- PARKING AREA
- FITNESS STATION

Scale: 0 80 160













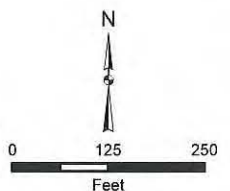


**Appendix F - Delineation Plan**

**Exhibit 6B. Wetland Delineation Map**  
 Map 2 of 2  
 Old Firestation Parcel at  
 Northview Road and Meadowbrook Road Intersection  
 SW Quarter, Section 29, T7N-R19E  
 City of Waukesha, Waukesha County

**Legend**

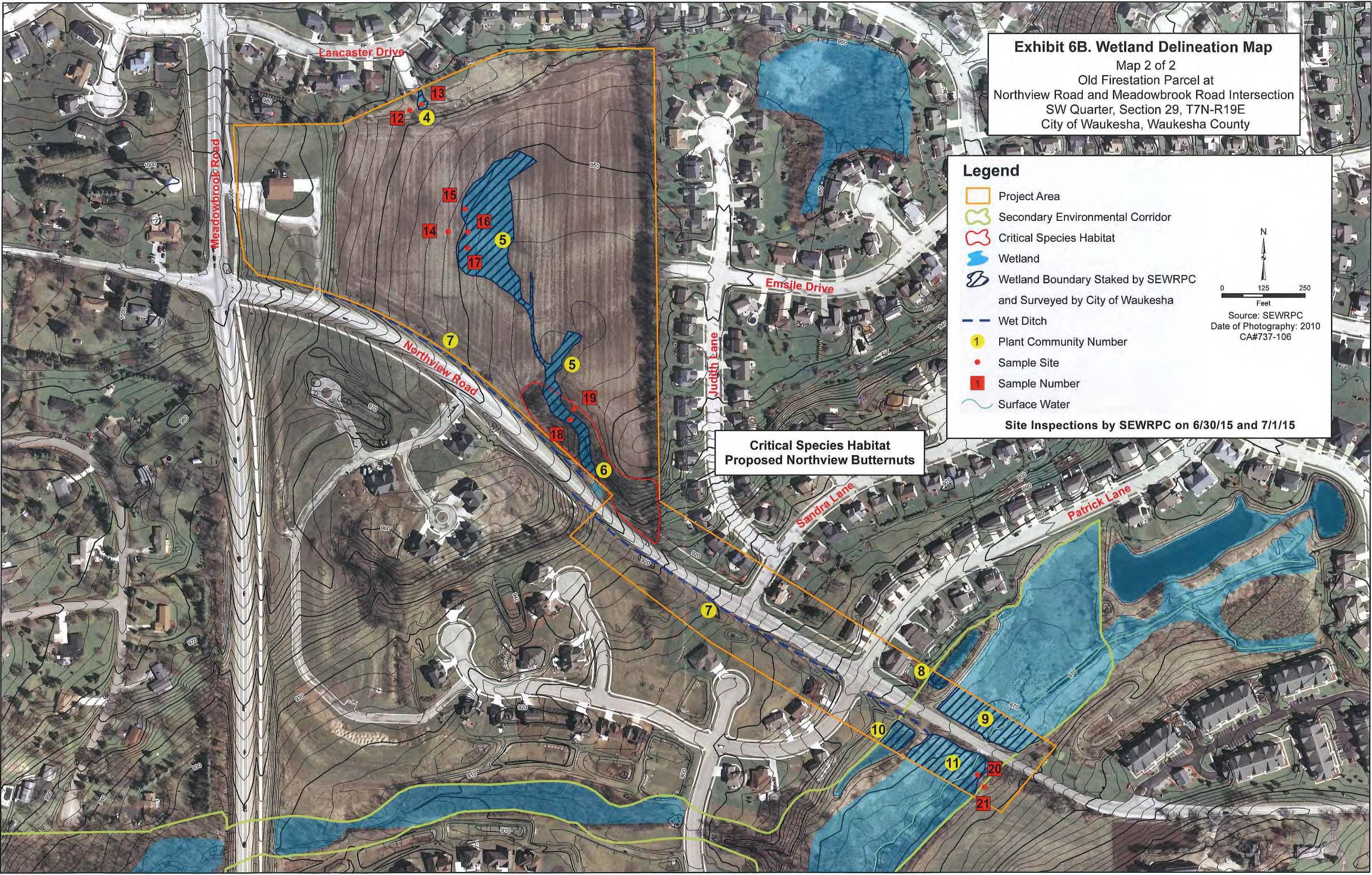
-  Project Area
-  Secondary Environmental Corridor
-  Critical Species Habitat
-  Wetland
-  Wetland Boundary Staked by SEWRPC and Surveyed by City of Waukesha
-  Wet Ditch
-  1 Plant Community Number
-  Sample Site
-  Sample Number
-  Surface Water



Source: SEWRPC  
 Date of Photography: 2010  
 CA#737-106

Site Inspections by SEWRPC on 6/30/15 and 7/1/15

**Critical Species Habitat  
 Proposed Northview Butternuts**





**Appendix G - Master Plan**



SPLASHPAD



SLEDDING HILL



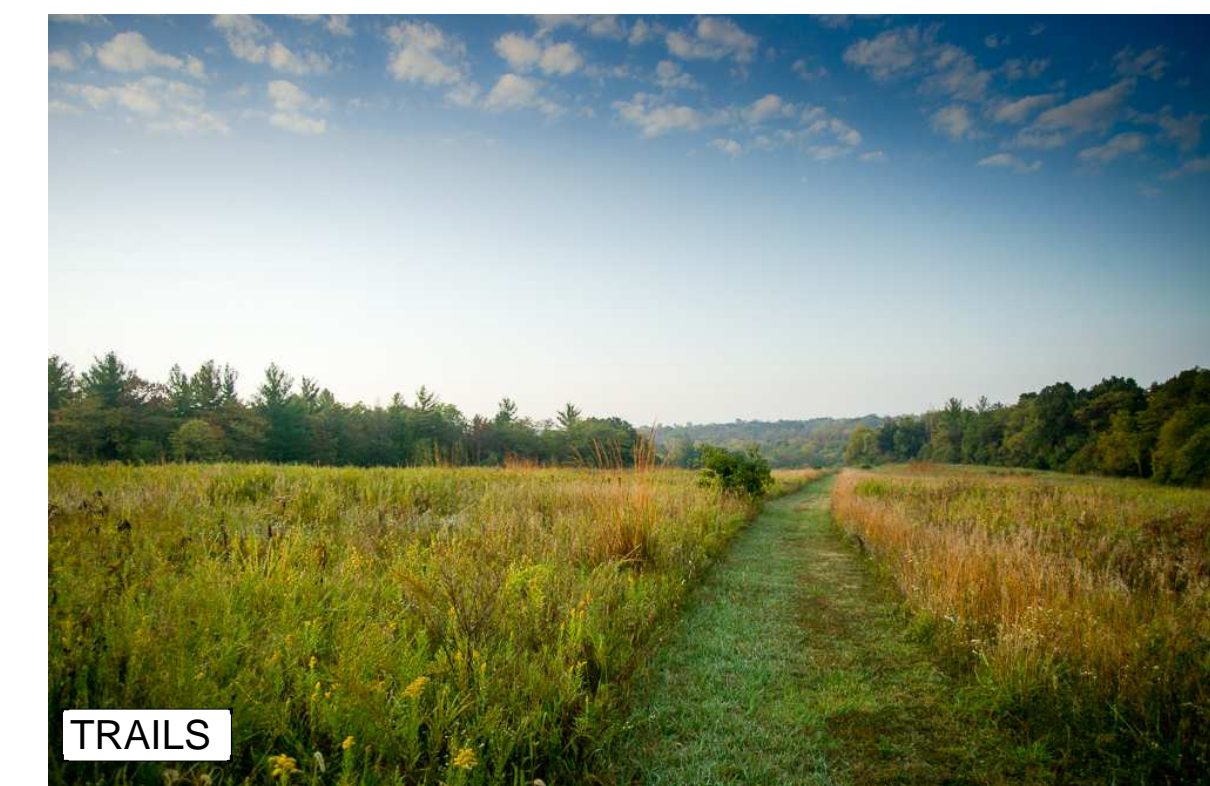
COMMUNITY BUILDING



OVERLOOK



FITNESS STATIONS



TRAILS

**FINAL CONCEPT**

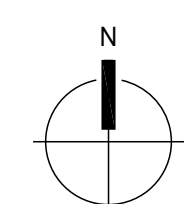
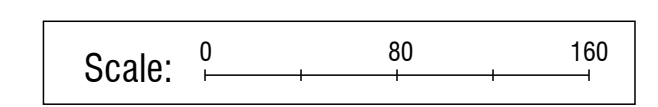
Description: Focusing much of the active recreation opportunities to the area by the south entrance, this concept maintains a soft separation between uses. Centered around a new community building, the west side of the site offers ample parking, trail connections and a battery of pickleball courts. This concept also offers a large flexible recreation space suitable to soccer, la crosse or other organized sports. A path system circulates throughout the site offering multiple routes for walking, snowshoeing or skiing. Designed as an asset to the site, a series of biofilter areas cascade through the site as they treat stormwater.

**KEY FEATURES**

- 1.24 MILES PATH SYSTEM
- SLEDDING HILL
- COMMUNITY BUILDING
- APPROX. 101 PARKING STALLS
- PICKLEBALL COURTS
- 5.13 ACRES FLEXIBLE RECREATION SPACE
- VIEWING TOWER
- SPLASHPAD

**KEY**

- PRIMARY ACCESS
- NEIGHBORHOOD CONNECTION
- PRIMARY PATH CIRCULATION
- SECONDARY PATH CIRCULATION
- PARK BOUNDARY
- PARKING AREA
- FITNESS STATION
- LIGHT, TYP.



**MEADOWVIEW PARK - FINAL CONCEPT**





**Appendix H - Cost Estimate**



Project: Meadowview Park MP Date: March 20, 2017  
 Project Number: 2605 Estimated by: bt & rs  
 Cost Estimate Status: Master Plan Approved by: bt

Item	Qty.	Unit	Unit cost	Item Total	Comments
<b>Demolition</b>					
1 Mobilization	1	ls	\$80,000.00	\$80,000.00	
2 General site clearing	1	ls	\$15,000.00	\$15,000.00	
3 Asphalt removal	1	ls	\$13,000.00	\$13,000.00	existing road, parking lot, bike path
4 Strip topsoil	10635	sy	\$2.00	\$21,270.00	parking, shelter, playground, path, courts
5 Mass grading	1	ls	\$80,000.00	\$80,000.00	
6 Erosion control	1	ls	\$10,000.00	\$10,000.00	
7 Imported fill	1	ls	\$100,000.00	\$100,000.00	
8 Demolition	1	ls	\$50,000.00	\$50,000.00	existing building, tower
<b>Total</b>				<b>\$369,270.00</b>	
<b>Hardscape</b>					
9 Concrete	6,844	sf	\$7.00	\$47,908.00	4" concrete sidewalks w/base @ Comm Bld/Shelter
10 West Parking Lot Pavement	1,069	tn	\$95.00	\$101,555.00	4" asphalt pavement
11 West Parking Lot Base Course	2,044	tn	\$20.00	\$40,880.00	8" base
12 East Parking Lot Pavement	433	tn	\$95.00	\$41,135.00	4" asphalt pavement
13 East Parking Lot Base Course	827	tn	\$20.00	\$16,540.00	8" base
14 Path Asphalt	652	tn	\$95.00	\$61,940.00	3" asphalt pavement, 8' wide
15 Path Base Course	1,248	tn	\$20.00	\$24,960.00	6" base
<b>Total</b>				<b>\$334,918.00</b>	
<b>Site Amenities</b>					
16 Community Building	1	ea	\$1,000,000.00	\$1,000,000.00	
17 Shelter	1	ls	\$350,000.00	\$350,000.00	with restrooms, house splashpad mechanicals
18 Splash Pad	1	ls	\$450,000.00	\$450,000.00	surfacing, fixtures, mechanicals, fencing
19 Playground	1	ls	\$150,000.00	\$150,000.00	play elements, site furniture, install
20 Playground Surfacing	20	tn	\$800.00	\$16,000.00	4" loose fill rubber
20 Viewing Tower	1	ea	\$25,000.00	\$25,000.00	wood construction
21 Wetland Platform	1	ls	\$10,000.00	\$10,000.00	composite board construction
22 Lighting	24	ea	\$5,000.00	\$120,000.00	Parking lots, buildings exterior
23 Pickleball Courts	3	ea	\$25,000.00	\$75,000.00	new
24 Park Sign	2	ls	\$15,000.00	\$30,000.00	wood construction
25 Fitness Station	3	ls	\$3,000.00	\$9,000.00	equipment and concrete pad
<b>Total</b>				<b>\$2,235,000.00</b>	
<b>Utilities</b>					
26 Storm sewer	1	ls	\$30,000.00	\$30,000.00	
27 Electrical	1	ls	\$40,000.00	\$40,000.00	
<b>Total</b>				<b>\$70,000.00</b>	
<b>Landscape</b>					
28 Lawn seeding	25,150	sy	\$3.00	\$75,450.00	repair, active recreation area
29 Native Seeding	3	ac	\$3,500.00	\$10,500.00	installed
30 Ornamental Beds	1,876	sf	\$12.00	\$22,512.00	shrubs, perennial, mulch, install
31 Detention Area	1	ls	\$20,000.00	\$20,000.00	
32 Trees and shrubs	53	ea	\$500.00	\$26,500.00	installed
<b>Total</b>				<b>\$154,962.00</b>	
<b>Total</b>				<b>\$3,164,150.00</b>	
10% Contingency				\$316,415	
10% Design/Engineering				\$316,415	
				<b>\$3,796,980</b>	

Notes:

