

failed to protect the culvert from gravel and paving trucks driving over it. This caused it to collapse. Tierney noted Payne & Dolan exceeded the contract completion date by a week and a half. He is negotiating that against culvert replacement.

Discussion and Possible Selection: Architectural Site Plan Options regarding construction of the Village Hall in Rochester Commons Park

Novy reported four site plans had been introduced to the Board at a special meeting October 3rd. The Project Architect, Steve Wagner, was present and available for questions.

Chart reported on his consideration of the four site options. He reported painting the proposed building corners for Option Three on the ground. He feels site constraints make it difficult to preserve the ball diamond and construct the Village Hall at this site. He prefers Option One because of the building's future expandability, the parking lot configuration, and that it provides through traffic for elections, etc.

Bennett also reported a preference for Option One commenting that he was not too concerned with tennis courts or gazebos because he prefers open green space. He is not concerned with preserving the ball diamond. He feels Option One offers the best viability and the best option for preserving green space.

Weinkauff stated he still feels the ball diamond should be preserved. He considers the ball diamond a safe haven—a place where young kids start out and a place where kids go when they visit the library. He would like to turn the ball diamond around, put the backstop in the northwest corner of the park, and build the village hall into the hill behind the library somehow. He is not interested in tennis courts, basketball courts, and is not in favor of hooking the village hall onto the library. He would like the building to be constructed in an “L” shape and to see a driveway go through from Spring to Wade Street, but he would like that driveway blocked most of the time and just opened up for elections. He would like the village hall to be built in its own style as free standing architecture.

Beere stated he liked an idea he had discussed with Gary Beck- to build the village hall as an “L” – utilizing some of the property to the east of the library building rather than utilizing the ball diamond area. He likes the idea of leaving the two-story portion of the library building standing and letting the library and historical society continue to use it- preserving the \$30,000 budgeted for demolition to fix it up. He would see other amenities added to the site as needed and does not feel the need to construct tennis courts or gazebos right now. He feels amenities could be left for later.

Beck continued to explain his idea that the village hall could be built as a free standing building to the east of the library, leaving the two-story portion of the library building standing. He commented that portion of the building was probably built better than the one they were in that night. He indicated it needs a new roof, chimney, and a little TLC. He prefers building the new building to the north and east. He feels the Board needs to look at more than one option that preserves the ball diamond.

Johnson indicated one of his biggest concerns is parking. He would like to see a through driveway- especially during election times. He likes Beck's idea, but if it's going to cost a lot more because of building into the hill, then he would go with one of the other site plans. In regards to the ball diamond, he indicated he would like to save it, but only if the building and ball diamond could be placed on the site plan reasonably. He feels Option Three presents a problem because it prevents the driveway from going through.

Lancour agreed a through driveway was important and agreed with the possibility of moving the building, but only if it was not going to cost more because of building into the hill.

Steve Wagner, Architect, indicated it is less about what everyone wants than it is about feasibility. The setbacks on the site are very limiting- it is 50 feet on that side of the property and there are four offsets in the property line.

Chart pointed out the setback line on the site plan display noting there is a lot of grass, but not a lot of building pad.

Beck questioned the applicability of the setbacks.

Jon Schattner, Zoning Administrator, pointed out the village hall has to comply with what the setbacks are in the district it is located in. If the Board passes the park and institutional zoning ordinance that is currently under consideration and more than one building is placed on the property, setbacks will be up to the plan commission and village board. If only one building is constructed, the 50 foot setback applies.

Johnson indicated his preference that the village hall entrance be at ground level to improve handicap accessibility-specifically stating no steps. He sees that as a challenge if building on the hill because of the degree of slope.

Lancour stated his biggest concern is cost and he questioned whether there was any idea of cost comparisons for the site options.

Wagner replied there are challenges for each of the options. He does not know if there is a benefit to one or the other as far as cost is concerned. When the board discusses saving the cost of demolishing the two-story portion of the library, they have to be aware that they then incur other costs as far as investing money in repair of the building. In regards to drainage, Option Three presents some challenges because of the "t" off the back of the existing library building. He noted the concern of connecting the driveways. In Option Three, the majority of the water flows into a dry basin. That is where all the quality control of water will happen- to the west and north of the proposed building. This controls the water quality for the parking lot. This becomes a tricky proposal when you talk about saving the diamond as well because you are trying to move water and traffic in the same spot.

Beck stated, if the building was moved to the east, you could continue a driveway to Wade Street. Wagner replied you would have an interior court condition under that scenario, and you have to be careful of the well location, and there are overhead lines that run in that area. The sewer line also moves along the east side of the existing building. Wagner indicated there are a lot more infrastructure challenges along the east side of the existing building.

Johnson questioned providing drainage underneath the parking lot.

Wagner indicated surface drainage is the most economical approach noting it is not just the material, but the sub-surface that you need to grade down to- an additional 18 to 20 inches- to provide drainage underneath a parking lot.

Johnson stated any leaching back into the ground water is better. He considers the detention area a huge loss of space.

Wagner indicated the dry basin is not meant to control anything, it is an overflow. You want the water to leach its way through the flow line into the soil. The dry basin is basically there for 100 year flood events.

Beck summarized several of the concerns- to keep the building on one level, have the driveway go through to Wade Street and keep the two-story building in place for storage, noting it is not new and pretty, but it is workable and with a little TLC it could last a long time.

Wagner indicated the two-story building is not an accessible structure and its use will be limited to storage only.

Beck recognized that as how the building is used now- so that would not change anything. He requested a site design that keeps the two-story portion of the library in place and wraps the village hall around it, moving it towards the east as a free standing building.

Chart questioned whether Beck had looked at the setbacks because, if the two-story building is kept, we will moving another 40 feet towards Wade Street with a 30 to 40 foot building.

Beck indicated it will make things much easier if we save the ball diamond because he feels that is an issue. The other issue is not everybody wants the building right now. The Village needs to do something that makes it work for everyone. The Village needs a building, but needs to do something that works for everybody.

Chart stated his opinion that wrapping the village hall around the two-story portion of the library building is the worst spot for it because the topography makes it hard to do. Chart questioned Wagner "how would you do that"?

Wagner indicated you would have footings twice as deep as they need to be because of the grades and the result will be a basement. The question then becomes- do you really want or need a basement? He indicated he could draw anything the village wants him to, but the setbacks are going to limit the building's location. If a lower level is proposed as storage or mechanical space- with no provisions for occupied workspace- than that is what that space will be devoted for- only for that and that is an additional cost. Occupied workspace would require an elevator and all previous discussions were such that the Village did not want to incur that expense.

Lancour questioned whether a basement would shrink the upper level's footprint. Wagner indicated the proposed village hall plan has minimal storage, so having storage downstairs would not reduce the footprint in a meaningful way. You'll have a place for the furnace, but you'll have to create a huge area of square footage for storage that you can't afford anyway.

Lancour stated you are saving green space with this design, but you have very limited space around the building.

Chart indicated whatever site option is chosen, the Village Board has to get comfortable with it- and if it isn't the right spot, the village will have to move on. But, there has been a lot of time and money invested in this location.

There was discussion about topography and the trouble caused by the hill. The Village may not want to invest money building in that location. It is a six foot drop from the top of the hill to the proposed level of pavement for the parking lot. It is a tight fit and it was questioned where the parking would be- would people have to walk around from the back area to get to the Village Hall?

There was discussion about building into the hill, that the hill could be cut by six feet. Beck noted half of Waterford High School is underground and you wouldn't know the difference when you are inside. Wagner indicated parking continues to be the question- if you are parking on top of the hill, where are you getting into the building that is below grade? Also, if access is from above and water moves toward the building, it is going to be a challenge to keep water out of it. Remember, you are pushing the new building another 40 feet to the north if you are saving the two-story building.

Jay Rumpf, 210 W. Wade Street, asked for an opportunity to speak. Beere granted permission. Rumpf indicated he has been in real estate development since 1982. He noted the Village should look for a site that has the least amount of challenges rather than greatest. He stated this (the library site) is a challenging site no matter what is done- one or two story construction. The question he had was regarding the fire station site. He noted it seems to be somewhat level and highly accessible. He questioned why the Village isn't looking at that site.

Beere replied that the library site was chosen because the library is short on meeting room space. By locating the village hall close to the library building, the Village can prevent having to build two buildings.

Rumpf stated his opinion that constructing a 2,000 square foot extension on the library building makes more sense. Building a separate village hall building by the fire department might be more reasonable. Then the village would have a facility that can be expanded. He indicated the library site seems like beating a dead horse and questioned a second time why the village doesn't use the fire department site.

Johnson replied the fire station site is sometimes used as a landing site for flight for life and youth football is played there too- these are other considerations. Also, if the fire department goes to a fire district, the Rochester Fire Station is in a central location there and the facility might need to be expanded.

Mary Jo Mather, 35305 Ravine Drive, questioned why the village doesn't build on county land.

Johnson noted concerns stated at previous hearings on this topic that the village hall being kept within walking distance from the downtown area. County sites don't offer that option and would require the purchase of land.

A comment was made that there is still room for an addition to the fire station and to build a village hall at the fire station site. This was followed by light discussion regarding sewer and septic accommodations at that site.

Novy reminded Board members that when initial discussions took place regarding fire station vs. library building sites, several members of the fire company were working hard to dig up restrictions on their property that would prohibit the village hall from being located there. She also noted neighbors at that location are likely not going to support constructing the village hall there either.

There were comments from the audience that those neighbors shouldn't matter because they are not at the meeting.

Novy indicated they are not at the meeting because construction of the village hall is currently being considered at the library site. If the location changed, neighbors at whatever location is chosen would likely object- just like a different group of people objected to locating the village hall in the former ProHealth Care building.

Mary Stapleton, Rochester Public Library Director, commented the library is more than a library in Rochester, it is a community center. She continued, going back to when the library site was chosen for constructing the village hall, it seemed like a reasonable idea because the library and village hall could have shared space and shared facilities. She feels the Board is moving backwards if they start looking at different sites again. She stated she has been working at the library for 13 years and her observation of things being used in the park is primarily the basketball court and playground equipment. Outside of league play, she has not seen this generation of kids just decide to play a game of baseball. If she were to pick park amenities in terms of priorities, she would rank the playground first for the young moms and little kids; the basketball court second for teenagers; and the ball diamond third for league play. She asked that the Board move forward and make a decision regarding locating the village hall, but asked that they don't change the location because of a baseball diamond that, in her opinion, is not used that much- kids are not doing that any more. Kids are not throwing together a game of baseball- not anymore. She hasn't seen it.

Jeremy Hamilton, 404 W. Wade Street, stated she sees fathers and kids on the ball diamond all the time, that families are reunited with their kids' on the ball diamond and that this is a big thing. She continued that games may not be organized, but they practice there.

Stapleton responded there would still be open space to throw balls and pitch to each other.

Beck asked that the design that preserves the ball diamond be displayed.

Joanie Beck, Rochester Historical Society President, questioned whether the ball diamond couldn't be relocated to the west. She commented that area is pretty flat. She questioned why you couldn't put a ball diamond back there if it is needed. She indicated she is at the park a lot. She sees use of the ball diamond more by the youth baseball program, but occasionally sees a mother throwing a ball to a child. She has also witnessed vandalism by kids there. But, she agrees that the basketball court and playground equipment are the most used.

Weinkauf asked that the building be moved to the east, the baseball diamond be repositioned so that the backstop is at the west end the parcel, and the driveway go through between the two roads with a space to be shut off.

Terri Bates, 300 E. Spring Street, said she didn't understand why the village needs parking. She said, from working in downtown Milwaukee, that people just park where they can and walk two to three blocks- that this is not considered unreasonable.

Wagner clarified zoning dictates parking lot sizes. Based on business and government uses, the proposed building requires a minimum of twenty-eight parking stalls.

Jay Rumpf stated opposition to losing the green space. Board members reiterated there will be opposition wherever they go.

Several individuals in the audience asked that the building location be put to a referendum election. Board members indicated they have been working on this project for a long time and that a referendum was already held in April of 2010.

Mike Pankonin, 206 Wade Street, asked that a feasibility study be performed on the fire station site.

Beere questioned the Village Engineer on analysis of the fire station site. Tierney reported preliminary analysis identified wetland issues- both setbacks and the soils to the east are not good for locating a building. Required setbacks from established wetland areas can be up to 75 feet.

Board members agreed they were past the fire station site and into shared space at the library site. They indicated they are going to move forward and that this is the best option for the village right now.

Comments were made that keeping the two-story portion of the library building would serve the same purpose as the shared space of the village hall. Board members indicated no, 50% of that building is stairwell.

Mary Jo Mathers commented she doesn't understand why the Board isn't listening to the people and commented that the referendum held in 2010 did not ask her whether she even wanted to build or not.

Beck moved, 2nd by Bennett to direct Wagner to draw up another plan that moves the building as far to the east as possible, moves the ball diamond backstop to west end of the green space, and moves the play area for kids to the east side of the building. Votes were as follows: Beck: Aye; Beere: Aye; Bennett: Aye; Johnson: Aye; Lancour: Aye; Weinkauf: Aye; Chart: Nay. Motion passed.

Site Plan Review to construct a pond and statute garden on the south side of Hunters Trail
Applicant: General Secretariat of the Franciscan Missions/Agent: Tim Lynch, Project Engineer
Parcel #176031915004020

Tim Lynch presented the proposed plan. Weinkauf reported on Plan Commission review of this item. They recommended approval of the site plan subject to the conditions of the zoning administrator. Schattner reported