
City of Oshkosh Water Filtration Plant Clearwells Replacement Project Aesthetics Ad Hoc Committee Meeting #3

Date: June 29, 2023
Project name: City of Oshkosh Water Filtration Plant Clearwells Replacement
Prepared by: Jacobs Engineering Group (Jacobs)
Location: City Hall, Room 404, 4:00 – 6:00 PM
Participants: Ad Hoc Committee Members: Brad Spanbauer, Aaron Scherer, Lauren Bartelt, Kirsten Buckstaff, Bill Wyman
Committee Staff Liaisons: James Rabe, Jason Ellis, Mark Lyons, Aaron Dressler
Jacobs: Linda Mohr
Copied: Chris Anderson, Brian Schuldes, Ray Maurer, Steve Gohde

Purpose

The purpose of this meeting was to continue gathering input from the City of Oshkosh (City) Water Filtration Plant (WFP) Clearwells Replacement Project (Project) Aesthetics Ad Hoc Committee (Committee) and Committee Liaisons. The meeting presentation and informational handouts are attached to, and supplement, these minutes.

Additional Project Information

After James called the meeting to order, Linda provided answers to questions identified during and since the second Committee meeting. Highlights are listed below:

- Following the last meeting Aaron Scherer provided photos of the filters and pump station building located at the WFP site in 1900 with a request to develop a building façade concept using elements from the old building. A preliminary idea (Option 2 in handouts) was shared.
- To clarify past discussion regarding a fire lane / seasonal road for the southern portion of Lake Shore Drive, the required minimum roadway width is 20 feet. Aaron Dressler confirmed 20 feet would be o.k. for emergency vehicles and he does anticipate emergency vehicles getting significantly larger in the foreseeable future.
- Renderings from a view at street-level from the beach looking at the new Project structures are in development. A boat-level view from the lake, about one quarter mile offshore was shown; dimensional inaccuracy in the view increases with distance from the new structures.

Committee Ideas and Discussion

Two building façade options were shown, with and without perimeter decorative fencing similar to Marion Tower fencing. Due to space constraints, the fence is shown on the property line in the southeast corner of the site. Mark restated that the Project requires a PD (planned development) and that the review process involves working to meet as many City code requirements as possible and compensating for site design short comings where feasible. He also remarked that in the review process, the City works to achieve a variety of tree and shrub sizes in landscaping design.

A handout was also prepared depicting images of some of appropriate plants, shrubs, and trees listed in the City of Oshkosh Municipal Code Chapter 30.

Brad suggested where possible trees should offer ecological benefits to the environment and shade.

Minutes

Kirsten said she prefers native trees and that several plants, shrubs, and trees listed in the City code are not native. Perhaps the landscape design can incorporate more native species if they are trimmed and well maintained.

Linda clarified that landscaping along fence lines can include plants, shrubs, and trees that don't block views of surveillance cameras or provide hiding spots. James said fence line trees will be columnar, with branches that extend up rather than spread out. The trees in the City Hall parking lot may be a good example. On Linde Street, the trees with limbs that spread out need to be replaced because kids climb them to jump the fence.

Linda said the Project will include extending the perimeter fence round the plant to enclose the person doors currently outside the fence. Along the north and northwest wall of the main treatment plant structure, the fence will be 8 – 10 feet from the wall, leaving the open area (small sledding hill) on the northwest corner of the site. Landscaping removed from installing perimeter fencing will be replaced.

Aaron Scherer said he prefers connecting fence to building walls (like the Neenah Water Utility) or no fence at all (Like Sheboygan water tank), but he understands why the City is installing it. James confirmed that because of the City's responsibilities to mitigate a water contamination event and because of the hazards on site that could injure or kill unauthorized personnel, the Project will include perimeter fencing.

Bill asked if fences could be erected around doors, rather than around the site. Others remarked that there are life safety egress requirements to meet. In an emergency, people need to be able to exit the building and move away from the hazard.

Aaron Scherer expressed frustration at lack of a landscape architect and discussion of some Project details, like decorative fencing, when there is not complete plan for the whole site, including Lake Shore Drive. Mark said that this Project is in a preliminary phase and complete plans are developed through a series of meetings. Linda said she understood the Committee was to provide ideas, preferences, recommendations to inform final design development. Kirsten suggested retaining a landscape architect like TEN x TEN, out of St. Paul, MN and during the meeting the Committee briefly viewed a similar project featured on the architect's website.

The Committee was asked to consider a water-themed educational or historical feature to include in the project. Kirsten suggested the park area includes native plants and signage to increase cultural literacy. In her experience, kids in the community would benefit from knowing more about their surroundings and its history. This area could serve as an 'outdoor classroom'. Kirsten is aware of potential state and local grant funding sources for community enhancements like this.

Comments on renderings:

- Aaron Scherer said he preferred Option 1. Brad said he liked Option 1 but wondered if we could include some custom art like the examples shown at the last meeting. Kirsten suggested replacing the top band of brick with art panels, perhaps of sturgeon.
- Brad said he preferred Option 2. Aaron Scherer suggested perhaps Option 2 could be improved with more, smaller arches and putting an odd number of arches on each wall. Kirsten she'd like to see the arches with a keystone and asked if shiny glazed fire brick is possible. If the building façade gets more complicated, then the simpler fence, like plain wrought iron appearance is preferred, especially where the fence is close to structures.
- Bill said he thinks the important building exterior finishes are the quarry stone and brick.

Comments on preliminary sketches of the southern portion of Lake Shore Drive seasonal-emergency roadway and pedestrian-bike path:

Minutes

- James said the City is still working on potential layouts for the northern portion of Lake Shore Drive which will provide 2-way vehicular access.
- Committee members didn't care for new parking on east end of Washington Avenue and would prefer parking be added on north Merritt Avenue as shown in Menominee Park masterplan figure included in Committee Meeting #2 minutes. Committee members are interested in green parking (permeable pavement) if possible.
- There are currently 48 parking spots along Lake Shore Drive. The Committee acknowledges these parking spots are used, but some reduction in parking on Lake Shore Drive is acceptable.
- The new pedestrian-bike path should connect with the existing path in Menominee Park. Educational signage (along new path and extending into Menominee Park) could provide information on the lake, lake ecology, or culturally significant sites like native American mounds and the 1915 clock tower.
- The Committee prefers the pedestrian-bike path be near the water rather than the treatment plant.
- In the final landscaping design, mature trees should be saved if possible. It's o.k. if the crabapple trees in the Park Area are removed. Some of the Park Area trees are "memorial trees" and will require additional consideration.
- Aaron Scherer shared a drinking water fountain fixture for people and dogs that could be incorporated in the Park Area. There are no fixtures like this in Menominee Park.

Action item: Linda to update building façade concepts with Committee input and a site plan depicting the WFP property line, existing fence location, and proposed new fence location.

Action item: James will discuss with Ray the schedule for the Menominee Park masterplan.

Action item: City team will look into whether the parking spots on north Lake Shore Drive can be shift a bit to west to make space for a water-side pedestrian-bike path, and still all cars to pull in and look at lake and still provide enough space to make chemical deliveries to plant.

Action item: Linda will draft a summary of input on Project aesthetics for Committee members to review and edit.

With progress made to date and some people not being in attendance for this meeting, James suggested a 4th Committee meeting, potentially the week of July 31. The meeting was adjourned at 6:15 p.m.



Water Filtration Plant Clearwells Replacement Project Aesthetics Ad Hoc Committee

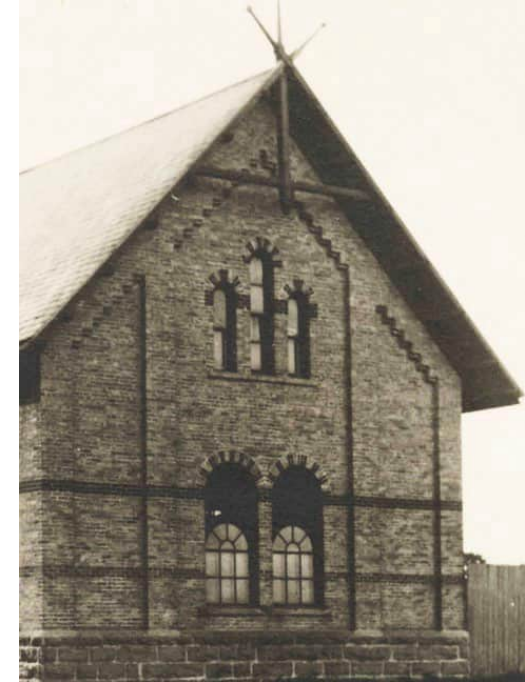
Meeting No. 3
June 29, 2023

AGENDA

1. Call to order
2. Review and approve minutes from Meeting #2
3. Answer questions raised during / since first meeting
4. Gather Committee input
 - Renderings of suggested building facades
 - Water-themed educational / historical feature priorities
 - Lake Shore Drive / Park area / landscaping priorities
5. 4th Meeting?
6. Adjournment

Questions Raised During and Since Meeting #2

- Can we develop a building façade that is reminiscent of the 1900 pump station and filter building? - *Yes*
- Can you please confirm the minimum required width for a fire lane / high traffic event lane? – *20 feet*



Questions Raised During and Since Meeting #2

- Can we develop project rendering views from the beach at the street level? – *Yes, it's in development.* From a boat ¼-mile off-shore? – *Yes, but accuracy decreases exponentially with distance. In this view, the X, Y, Z dimensions may be off a few feet.*



Water-Themed Historical / Educational Feature Priorities

- Sign that describes history of:
 - Oshkosh Water Utility?
 - History of WFP site?
 - Some aspect of the importance of good water management?
- Feature that encompasses art?
- ?
- ?
- ?

Committee Input: Lake Shore Drive – Park Area – Landscaping Priorities

-See City of Oshkosh Preferred Trees and Plants & Roadway Concepts Handouts

▪ Lake Shore Drive

- Increase greenspace
- Increase pedestrian access
- Maintain two boat launches for high-volume traffic lake events
- Maintain access from both Merritt Avenue and Washington Avenue for high-volume traffic lake events
- For emergency response services, maintain boat launch at east end of Merritt Avenue and provide sufficient space to maneuver response vehicles
- Maintain adequate parking; include additional parking in improvement plans for beach and new beach shelter

▪ Park Area

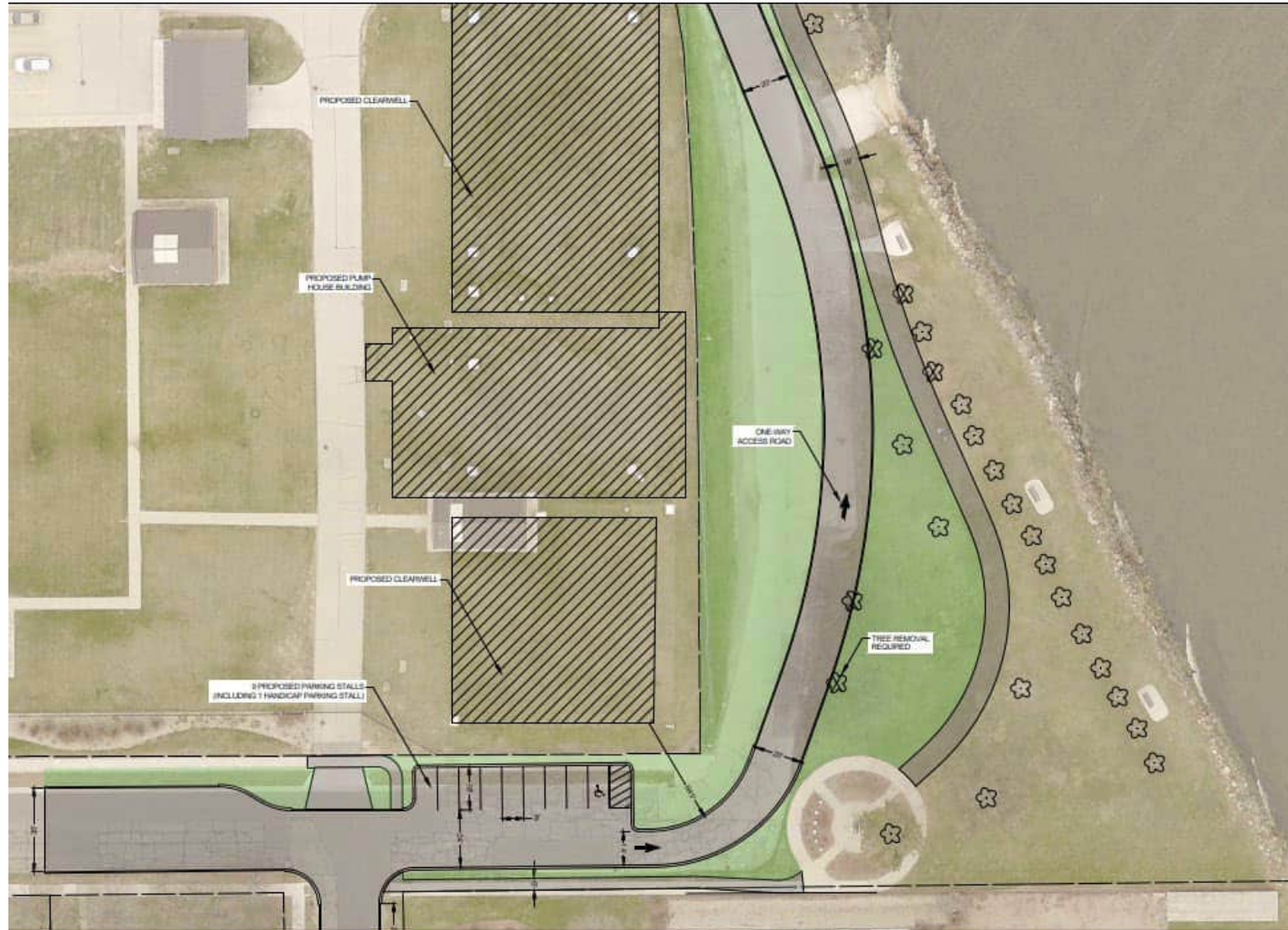
- Attract community to area with a point of interest
- Add trees to screen view of WFP from boats on the lake

▪ Landscaping

- Attractive and functional design
- No hiding places near WFP perimeter fence
- Native plants, shrubs, trees
- Low to medium maintenance
- Right types of trees in the right locations to screen view of WFP
- Incorporate berms

South Lake Shore Drive Concept

One-way year-round traffic access and pedestrian/bike trail



Lake Shore Drive Concept

Winter one-way vehicle access, non-winter pedestrian/bike access



Look Ahead

Ad Hoc Committee Meeting No. 4

Possible Agenda

1. Approve Meeting No. 3 minutes and review meeting action items
2. Prepare recommendations for Plan Commission, Parks Advisory Board, and Common Council

Thank you

Option 1 Façade



Option 1 Façade with Fence



Option 1



Option 2 Façade



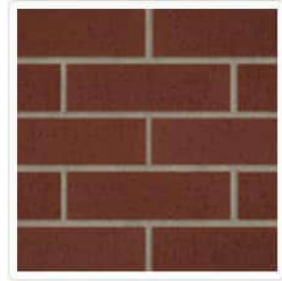
Option 2 Façade with Fence



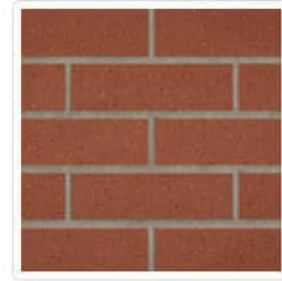
Option 2



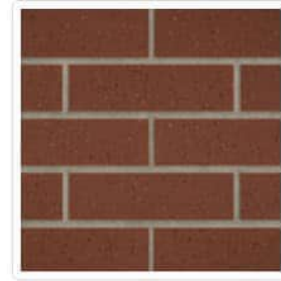
Thin Brink Examples Courtesy of Summitville and MetroBrick



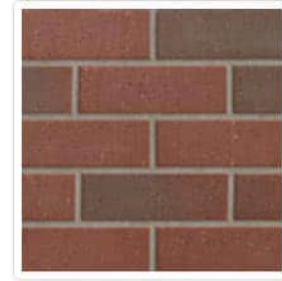
10 Summitville Red



95 New Bedford



14 Alexandria



14 Alexandria Flashed*



101 Commons



105 Fieldstone



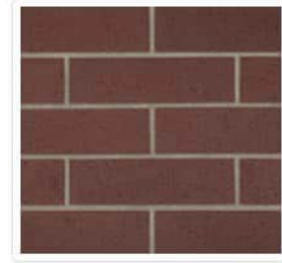
107 Parkway



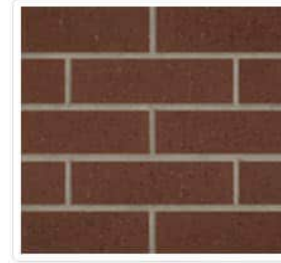
108 Brownstone



16 Plymouth



15 Providence



19 New Amsterdam



97 Valley Forge



205 Marketplace



220 Courtyard



310 Main Street



320 Schoolhouse Red



97 Valley Forge
Flashed*



96 Williamstown



26 Savannah



27 Georgetown



505 Monument



507 Empire



705 Graphite



710 Charcoal*



17 Yorktown



17 Yorktown Flashed*



94 Colony



21 Raleigh



250 Courtyard Flashed



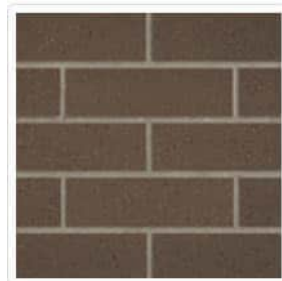
255 Marketplace Flashed



350 Main Street Flashed



365 Schoolhouse Red



24 Boston



81 Charcoal



400 Downing Street













401 Graphite (Smooth)



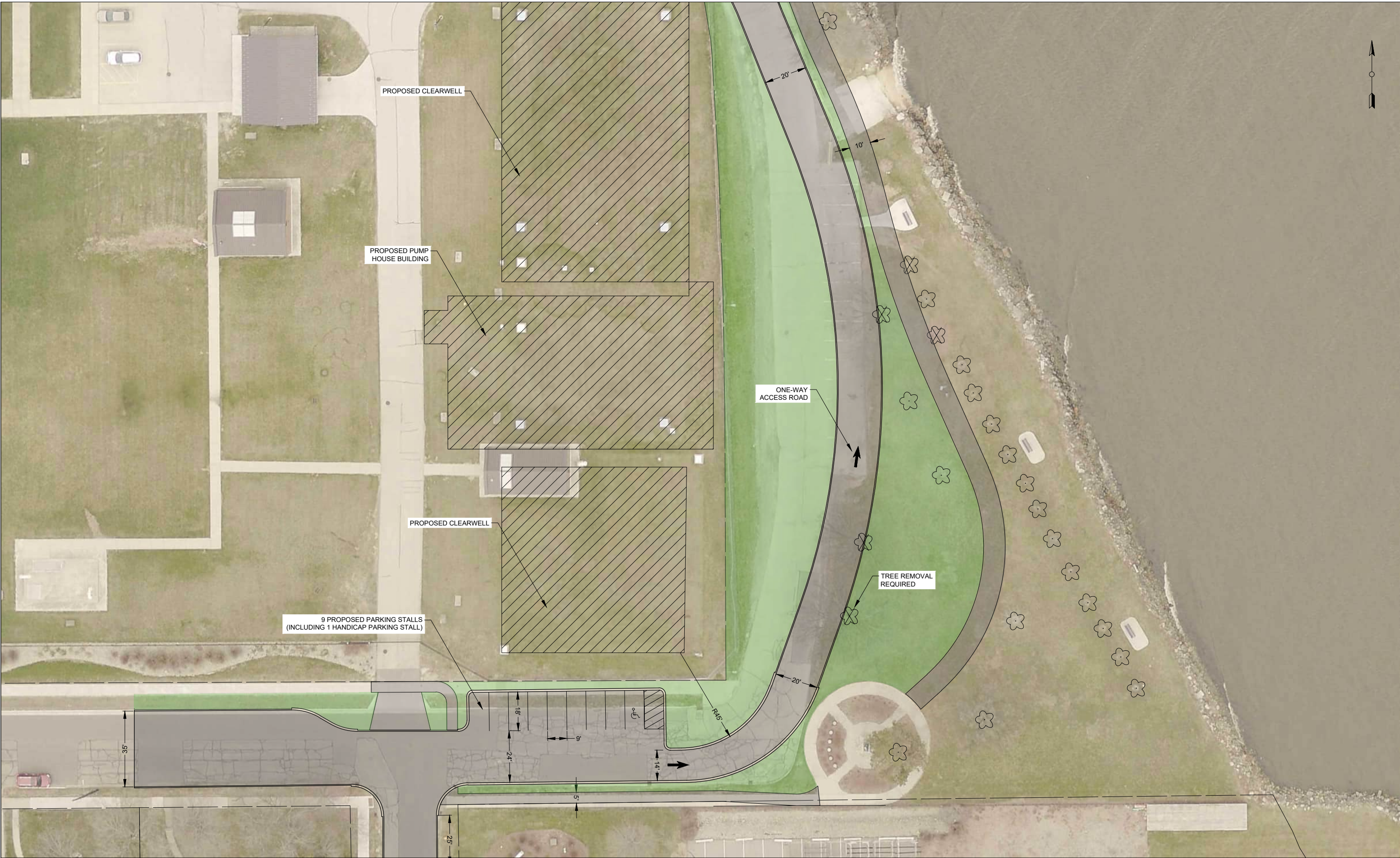
458 Brownstone Flashed

City of Oshkosh Preferred Native Tree and Dwarf Tree Recommendations

 <p>Image Source: NetPS Plant Finder</p>	 <p>Image Source: Mark Dwyer / Fine Gardening</p>	 <p>Image Source: Mark Dwyer / Fine Gardening</p>	 <p>Image Source: Proven Winners</p>	 <p>Image Source: Kiefer Landscaping LLC</p>
<p>Flowering Crabapple Recommended Location: Under Power Lines</p>	<p>Monumentale Sugar Maple Recommended Location: Fenceline</p>	<p>Prairie Sentinel Hackberry Recommended Location: Fenceline</p>	<p>North Pole Aborvitae Recommended Location: Fence</p>	<p>Blue Spruce Tree Recommended Location: Park/Curb</p>
 <p>Image Source: NetPS Plant Finder</p>	 <p>Image Source: Mark Dwyer / Fine Gardening</p>	 <p>Image Source: New Blooms</p>	 <p>Image Source: Amy Sky Photography</p>	 <p>Image Source: Rachel Shelf / Garden Tabs</p>
<p>Japanese Tree Lilac Recommended Location: Under Power Lines</p>	<p>Parkland Pillar Asian White Birch Recommended Location: Fenceline</p>	<p>Slender Silhouette Sweet Gum Recommended Location: Fenceline</p>	<p>Oak Tree Recommended Location: Park</p>	<p>Pine Tree Recommended Location: Park</p>

City of Oshkosh Preferred Native Shrub, Flower and Planting Recommendations

 <p>Image Source: Mossy Oak Fence Company</p>	 <p>Image Source: Tria Giovan</p>	 <p>Image Source: Holly Haber</p>	 <p>Image Source: Sylvan Gardens</p>	 <p>Image Source: FreePik</p>
<p>Snowball Viburnum Recommended Location: Park/Tree Bed</p>	<p>Boxwood Recommended Location: Park/ Tree</p>	<p>American Holly Recommended Location: Park/Tree</p>	<p>Pfitzer Juniper Recommended Location: Park</p>	<p>Rugosa Rose Shrub Recommended Location: Park/Tree</p>
 <p>Image Source: Smalls Landscaping</p>	 <p>Image Source: First Editions</p>	 <p>Image Source: Proven Winners</p>	 <p>Image Source: Kyle Port</p>	 <p>Image Source: Paramount Plants</p>
<p>Azalea Recommended Location: Park/Tree Bed</p>	<p>Potentilla Recommended Location: Park/Tree</p>	<p>Mock Orange Recommended Location: Park</p>	<p>Common Lilac Recommended Location: Park</p>	<p>Barberry Recommended Location: Park</p>



BENCH MARKS - USGS NAVD 88 DATUM			
NO.	STATION	DESCRIPTION	ELEV.

PLAN DESIGN INFORMATION	
DESIGN DATE	JUNE 2023
SURVEYOR	
DESIGN ENGINEER	JWF

PLAN REVISIONS	DESCRIPTION	DATE	BY

**SOUTH LAKE SHORE DRIVE
ALTERNATIVE #1**
ONE-WAY YEAR ROUND WITH SEPARATE PEDESTRIAN/BIKE TRAIL



PROPOSED CLEARWELL

PROPOSED PUMP HOUSE BUILDING

PROPOSED CLEARWELL

ONE-WAY ACCESS ROAD

TREE REMOVAL REQUIRED

BENCH MARKS - USGS NAVD 88 DATUM			
NO.	STATION	DESCRIPTION	ELEV.

PLAN DESIGN INFORMATION	
DESIGN DATE	JUNE 2023
SURVEYOR	
DESIGN ENGINEER	JWF

PLAN REVISIONS	DESCRIPTION	DATE	BY

SOUTH LAKE SHORE DRIVE ALTERNATIVE #3
 WINTER ONE-WAY VEHICLE ACCESS/NON-WINTER PED/BIKE ACCESS