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MEETING OF CITY OF WAUWATOSA COMMON COUNCIL

APRIL 17, 2007

IDENTIFIED SPEAKERS:  
Mayor Theresa Estness

- Alderman Becker
- Alderman Birschel
- Alderman Didier
- Alderman Donegan
- Alderman Ewerdt
- Alderman Grimm
- Alderman Hanson
- Alderman Herzog
- Alderman Krill
- Alderman Krol
- Alderman Maher
- Alderman Mi near
- Alderman Purins
- Alderman Stepaniak
- Nancy Welch, City Planner/Community Development Director
- Dean Redman, Fire Chief
- Alan Kesner, City Attorney
- Ellyn Steinke, Recording Clerk

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1-920-729-1081

1 TRANSCRIPT OF PROCEEDINGS

2 MS. STEINKE: Seven. Resolution approving  
3 issuance of a Request for Proposals for purchase and  
4 development of one of two sites within the village area  
5 for economic development. Committee recommended  
6 approval 4 to 1.

7 MAYOR ESTNESS: Thank you.

8 ALDERMAN KRILL: Madam Mayor, May we take  
9 item No. 7 separately, please.

10 MAYOR ESTNESS: Ah, sure. Item -- Is there a  
11 motion on items 1 through 6?

12 Alderman Herzog.

13 ALDERMAN HERZOG: I'll actually move all  
14 seven in through the single vote. Or if you want --  
15 I'll move all six with a single vote, and I'll move  
16 item No. 7.

17 MAYOR ESTNESS: Is there a second?

18 ALDERMAN DONEGAN: Second.

19 MAYOR ESTNESS: On items No. 1 through 6, is  
20 there any discussion?

21 MS. STEINKE: Who seconded it?

22 MAYOR ESTNESS: Who seconded it?

23 Donegan.

24 Is there any discussion on items 1 through 6?

25 Then all those in favor please state aye.

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1 (All state aye.)

2 MAYOR ESTNESS: Opposed, no.

3 Motion passes unanimously.

4 Is there any discussion on item No. 7?

5 ALDERMAN KRILL: Yes, Madam Mayor. I --

6 There is a motion on the floor -- May I make a  
7 counter-motion? Or do we simply have to vote on that  
8 motion first?

9 MAYOR ESTNESS: You could amend the motion.

10 ALDERMAN KRILL: Okay. I'd like to amend the

11 motion and -- I'd like to amend the motion as follows,

12 Madam Mayor: At this point I move that the  
13 Common Council decide and conclude to build the new  
14 fire station at the Greater Underwood site using the  
15 additional site with additional land, if necessary and  
16 possible, and that staff be directed to immediately  
17 begin solicitation of architectural and engineering  
18 services for the purpose of preparing the design and  
19 specifications for the new fire station.

20 MAYOR ESTNESS: I am looking to the city  
21 attorney, and that is an appropriate amendment. Is  
22 there a second?

23 I have Alderman Grimm seconding.

24 ALDERMAN GRIMM: Madam Mayor, I second the  
25 motion, but I have one question to ask. Does this

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1 mean -- Does this motion infer that we're going to have<sup>4</sup>  
2 a firehouse independent of any commercial development?  
3 It's going to be a city function, a strictly city  
4 firehouse?

5 ALDERMAN KRILL: What, what my -- what I'm  
6 doing in my motion is to simply say this: We have gone  
7 through a number of different -- not a number, a whole  
8 number of different considerations here, and my motion  
9 effectively says that we should simply decide to build  
10 the fire station at the, what I call the Greater  
11 Underwood site. It would probably include the  
12 Underwood property where the fire station is, that may  
13 be additional land we may need. I say that we do this  
14 instead of going out and, and having economic proposals  
15 at Blanchard and at Underwood. I say -- and I make  
16 this motion for a number of reasons.

17 MAYOR ESTNESS: Okay, wait a minute.  
18 Alderman Grimm's question was is this simply a fire  
19 station someplace on Underwood.

20 ALDERMAN KRILL: Yes, this is simply --

21 MAYOR ESTNESS: So you're not -- it's not  
22 economic development tied in to it.

23 ALDERMAN KRILL: This is -- yeah, this is  
24 simply that we decide as a Common Council tonight that  
25 we are choosing the Underwood, the Greater Underwood

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1 site.

2 MAYOR ESTNESS: Okay. Okay, now, you've  
3 answered Alderman Grimm's question. He still has the  
4 floor.

5 ALDERMAN KRILL: Okay. Thank you.

6 MAYOR ESTNESS: Alderman Grimm.

7 ALDERMAN GRIMM: I'll yield.

8 MAYOR ESTNESS: You'll yield the floor.

9 Alderman Krill.

10 ALDERMAN KRILL: I think the theory behind  
11 looking at evaluate -- Let me put it this way: We've,  
12 we've come down after a long process, and we know that  
13 the fire station will either be built at the Blanchard  
14 Street site or at the Underwood site. That's  
15 ultimately what we've decided, that's the direction  
16 that we're going. There was some concern about first  
17 trying to figure out, well, which is the better place  
18 for economic development, and then once we figure that  
19 out, then we would choose the lesser site perhaps for a  
20 fire station or we would go through some gyrations and  
21 try to figure some things out. The reality is there is  
22 no question in my mind, and I think if people on the  
23 committee would think about this, and I think everyone  
24 on this Council would think that ultimately when we  
25 look at a site for economic development, that it will

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1 be very clear that the Blanchard Street site will be  
2 the better site for economic development. We don't  
3 need to have proposals from people to tell us that. We  
4 know that already. That's, that's a known thing.

5 I also know from discussions with the chief  
6 and discussions with other people who have spoken to  
7 the chief that in the consideration of the chief of the  
8 fire department, that building the new fire station in  
9 the vicinity of the current site on Underwood is the  
10 best place for a fire station. We also know that. And  
11 I think that by making this motion tonight, we will  
12 simply go forward and have staff immediately begin the  
13 process of, as I've said, to begin solicitation of  
14 architectural engineering services for the purpose of  
15 preparing the design and specifications for the new  
16 fire station. And that's the direction I think we  
17 should go. Otherwise we're going to be sitting with  
18 this thing until late in the fall, and I think that  
19 this makes the most sense. So that's my explanation.

20 MAYOR ESTNESS: Alderman Herzog.

21 ALDERMAN HERZOG: Thank you, Madam Mayor.

22 First of all, I will object to the amendment.  
23 It's -- An amendment to the motion. That's a whole  
24 another motion. My motion was a resolution approving  
25 the issuance of a Request for Proposals for the

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1 purchase and development of one of the two sites within  
2 the village area for economic development. To simply  
3 say that Alderman Krill's motion, as he called it, was  
4 an amendment, really thwarts our Robert's Rules of, of  
5 Procedure. It really sets a precedent for things going  
6 forward, that if there is a motion on the floor, that  
7 we could basically amend it with anything that we want  
8 to in the future. If in fact there is a motion on the  
9 floor to build a new city hall, we could change that  
10 and say, no, let's build a new fire station. I think  
11 that is ridiculous that we're going to now go down that  
12 road. If he wants to make a slight of change to it or  
13 amendment, that's fine, but in essence, he has crossed  
14 off every word in my motion without even being voted  
15 on. And I will object to it. And if it's voted on  
16 tonight, I will seek further action on that to try to  
17 get that rescinded.

18           Second thing. Alderman Krill is on this  
19 committee, he's been to, as far as I know, just about  
20 every one of the meetings. We've had at least 15, 15  
21 meetings in Community Development on the fire station.  
22 That does not count the couple of times we've heard  
23 about it up here at the Council level. It does not  
24 count the time that we had a couple of committee of the  
25 whole meetings. This process has been going on

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1 since -- Well, May 16th is when the report was drafted  
2 by Zimmerman Design, but I remember when I was on the  
3 Budget and Finance, we actually authorized the funds  
4 for this report, I want to say a year or two earlier  
5 than that. So this has been going on for a long time.  
6 No doubt about it. And guess what. It will go on for  
7 even more time after tonight. Even with  
8 Alderman Krill's proposal, it's still going to take  
9 some time for dirt to be moved and bricks and mortar to  
10 be put down and for the procedure to be put in place.  
11 We're not rushing this. No one has ever asked us to  
12 rush it, and I don't want to rush it, and I'll quote  
13 from Alderman Krill's motion -- I'm sorry, minutes that  
14 he, that he said at a particular meeting.

15 Back on October 10th of 2006, Alderman  
16 Krol -- Alderman Krill acknowledged the public's  
17 frustration with the process but said it was necessary  
18 to go through it slowly, deliberately and publicly.

19 Alderman Meaux talked about on October 10th  
20 in that same meeting what is the cost analysis of the  
21 potential land acquisition. What does that mean?  
22 That's some fancy words for what's it going to cost us  
23 to build on this particular site versus that particular  
24 site, and we can't just talk about raw numbers that if  
25 this site is going to be for sale for a million dollars

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1 and this site is for sale for 1.2 million, that's an  
2 easy question. I think that that's where  
3 Alderman Krill is kind of going with his it's a fact  
4 that Blanchard Street is the more economically  
5 developed site. I disagree. I don't think that is a  
6 fact. It may turn out to be that way, but I think  
7 we're doing ourselves a disservice by just assuming  
8 that. When we're talking about commercial real estate,  
9 we're talking about more than just the cost of the  
10 acquisition. We're talking about what is the best use  
11 and what is the best potential use for that particular  
12 site.

13 We've heard from some developers unofficially  
14 that something can be built on Blanchard, something can  
15 be built on the Greater Underwood, but in, in all  
16 honesty, we don't know what that is. We haven't been  
17 able to look at it because it hasn't been on the  
18 agenda, so several meetings ago, I, along with  
19 Alderman Donegan and Alderman Krill, proposed moving  
20 forward with some proposals to find out what else is  
21 out there to get it out on the table. So it strikes me  
22 as odd is that now after this passed the committee, I  
23 believe on a vote of 4 to 1, that the person who voted  
24 against this motion is now trying to make an amendment.  
25 It's not an amendment at all. He's changing the whole

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1 flavor of the amendment, and I think it should be  
2 disregarded.

3           These are all the minutes of the meeting, the  
4 15 meetings we've had. This is 21 pages. And this is  
5 reduced font, bigger margins, or smaller margins. You  
6 know what this would be in a normal -- A normal print  
7 or normal font would be 42 pages long. I don't know of  
8 any other issue since I've been on the Council that  
9 we've had that many meetings on. Even when we go to  
10 budget meetings, we don't have 15, 16 minutes --  
11 meetings on a, on a 55 to \$60 million budget. This is  
12 in essence and \$11 million proposal, and we're not  
13 done. And this proposal, that is the motion on the  
14 table, is simply to look at what the cost analysis for  
15 the potential land acquisition is. We are putting in  
16 the, in the RFP that we would like to build a fire  
17 station on one of the sites, but in essence, we don't  
18 know which one is going to be the better site for  
19 development.

20           Now, some people say, well, why do you need  
21 to know that? And I guess it's not, it's not just our  
22 job to, to build a fire station, but to do so cost  
23 effectively. We can't just go out -- We don't have  
24 unlimited funds. We have taxpayers that are either  
25 going to pay through this through some sort of special

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1 assessment or referendum or who knows what, but we have  
2 limited funds. And with that, we need to, as the  
3 stewards of that money, figure out that if we build a  
4 fire station, take away Underwood and for some reason  
5 that was the more economic developable, developable  
6 site, we have just taken away some money from the tax  
7 base, and I think that's a disservice. We have some  
8 time. I guess I'd like to call Alderman -- or  
9 Alderman -- the chief up to talk a little bit about how  
10 much time we have.

11           MAYOR ESTNESS: Before we do this, I would  
12 like Mr. Kesner to comment on the amendment before us.

13           MR. KESNER: Madam Mayor was asking me about  
14 the amendment as Alderman Krill was making it, looking  
15 at me and I was giving her a nod about whether it was  
16 appropriate. I believe it's an appropriate amendment.  
17 In the, in the state legislature, the formal name would  
18 be a substitute amendment. It's a, it's a -- it seems  
19 as though what he's proposing is a complete substitute  
20 for the motion that's, that's before you, but it would  
21 be considered a substitute amendment in a more formal  
22 context. I don't think it's ungermane or irrelevant to  
23 this because of the fact that this discussion from the,  
24 from the beginning has been related to whether to build  
25 a fire station and how to choose a site, so my ruling

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1 on that or my opinion on that would be that it's not  
2 ungermane because of the fact that this is all along,  
3 and even in this, even in this RFP that was, come from  
4 committee, it mentions the fact that it's related to  
5 the building of a fire station, so -- All right,  
6 that's, that's how I'm commenting on that part of it at  
7 the request of the Mayor.

8 ALDERMAN HERZOG: But the actual notice for  
9 today's meeting was a resolution approving the issuance  
10 of a Request for Proposal. As I understand his motion,  
11 it is to actually pick a site and go forward now with  
12 architectural services and a completely different RFP,  
13 and in my opinion, that is not what this has been  
14 noticed up for, and if we take a vote on this or if we  
15 discuss it any more, we're going to be in violation of  
16 the open meetings law, and I don't want to be part of  
17 it. I'm not going to pay that fine. This is how it  
18 was written up. I didn't write up this agenda. You  
19 guys did based on our motion, and now you want to take  
20 it and declare a site. We have no one in the audience,  
21 we've had no public participation as to the Blanchard  
22 site versus the, the Underwood site, and, and to me,  
23 you're, you're -- Alderman Krill is incorrect in that  
24 he says that these -- we've narrowed it down to these  
25 two sites. We have not eliminated any sites. We've

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1 chosen these as our top two sites. Any one of the 13

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2 other sites still could be chosen as we've, as we've  
3 done it, but to all of a sudden now say we are going to  
4 disregard all the other sites and go right with the  
5 Greater Underwood to me is not proper. So I'd like the  
6 chief up here as well.

7           MAYOR ESTNESS: Excuse me. We, we have an  
8 opinion from the city attorney. Based on the opinion  
9 from the city attorney, the chair has decided that the  
10 amendment before us is appropriate.

11           Chief Weber -- or, excuse me, Chief Redman,  
12 if you would please come forward. I am certain if you  
13 could address your comments to everything from timing  
14 to location --

15           ALDERMAN HERZOG: I'll ask the  
16 questions, Mayor.

17           MAYOR ESTNESS: Excuse me, no, sir. We go  
18 through the chair.

19           ALDERMAN HERZOG: Chief, what was one of the  
20 first -- What was the reason for starting this process  
21 in the first place?

22           CHIEF REDMAN: The reason for starting the  
23 process was that we identified serious deficiencies in  
24 the current fire station and identified the, the need  
25 to properly serve the public, we would need to build a

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1 new fire station.

2           ALDERMAN HERZOG: And, in part of that  
3 process was not only Fire Station No. 1, but some  
4 additions or changes to Fire Station No. 2?

5           CHIEF REDMAN: We had issues relating to Fire  
6 Station No. 2, yes.

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7 ALDERMAN HERZOG: Okay. And, and in our  
8 discussions, and we're going back to May of last year,  
9 what was your time table on the actual construction of  
10 this particular Fire Station No. 1?

11 CHIEF REDMAN: We were targeting the, the  
12 final date, end date, for moving in to a new fire  
13 station was rather loosely defined, but it provided  
14 somewhere in the 2010 or maybe a year or two later time  
15 range.

16 ALDERMAN HERZOG: We're not talking about  
17 next year?

18 CHIEF REDMAN: No. We never -- We, we  
19 started the process relatively early knowing that some  
20 of the critical decisions for completing the project  
21 would not come in to play until possibly 2010.  
22 Certainly by 2013, being able to fit a fire truck into  
23 Fire Station 1 becomes a critical issue.

24 ALDERMAN HERZOG: And your understanding of  
25 being at the meeting last week when we decided to go

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1 for an RFP for economic development, do you believe in  
2 your opinion that that would set the choosing of this  
3 site or the construction of the site back any further?

4 CHIEF REDMAN: It, it wouldn't push it past  
5 that end date. We would still be within that time  
6 frame but certainly just judging the amount of time  
7 that -- to send out RFPs, give developers time to  
8 respond and then to evaluate those, you're delaying the  
9 process some significant number of months before then

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10 you could move on to the next step.

11 ALDERMAN HERZOG: But, again, you're not  
12 delaying the overall deadline, which is either 2010  
13 or 2011.

14 CHIEF REDMAN: You could still meet that  
15 deadline. You need at least one year for the site  
16 acquisition, site preparation, architectural  
17 engineering work before you start moving the first  
18 piece of dirt and then a minimum of one year, possibly  
19 more, to actually do the construction, so once funding  
20 is approved, and I'm making an assumption here that you  
21 might need to go to a referendum, that in and of itself  
22 may take some significant number of months. So adding  
23 all those together, it's -- you, you can't exactly lay  
24 out the time frame, and that is why I push very hard to  
25 get this before the Council committee in a timely

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1 manner so the -- you could exercise due diligence in <sup>16</sup>  
2 making the proper decisions.

3 ALDERMAN HERZOG: And one of the things that  
4 we want to do is build a fire station that's going to  
5 last us as long as the last one has lasted, 75 years?

6 CHIEF REDMAN: That's the number. We, we  
7 want a quality fire station that is designed and  
8 located to serve long term, and we've consistently used  
9 a figure of 75 years in discussing that need.

10 ALDERMAN HERZOG: Fair to say that we want to  
11 get it right now? We want to get the procedure  
12 correct? That we're not in a rush to build a building

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13 that's going to last 50 years, but rather we'd like to  
14 take our time, do it right and get a building that's  
15 going to last 75 years.

16 CHIEF REDMAN: I would like to have good  
17 decisions made that would serve long after my career  
18 here is finished so --

19 ALDERMAN HERZOG: And as, and as part of that  
20 analysis that we've been charged with is not just to  
21 pick a site that is the best, but in essence, pick a  
22 site that is also cost effective, correct?

23 CHIEF REDMAN: There's been a lot of  
24 discussion in the committee that it be cost effective.  
25 I support -- as a taxpayer, I support that route, so I

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1 think ultimately the individuals who make the decision  
2 and vote on this need to balance the cost against the  
3 value over that, let's say 75 years of service, so you  
4 want cost effective, but you want to properly serve the  
5 public.

6 ALDERMAN HERZOG: And, and one of the  
7 recommendations that you had given us last week was  
8 that we necessarily -- we couldn't necessarily choose  
9 between these two sites without knowing what the  
10 economic development potential was for either one of  
11 those particular sites.

12 CHIEF REDMAN: I, I had comments along those  
13 lines, and I was trying to follow the reasoning of some  
14 of the discussion among the Community Development  
15 Committee members that a number of months ago members  
16 had expressed a desire to know the actual values for

17 economic development and use that in making their final  
18 decision in order to maximize economic development and,  
19 therefore, the, the property of lesser value for  
20 development purposes would be suitable for a fire  
21 station. Because a fire station does not demand the  
22 highest value property.

23 ALDERMAN HERZOG: So in your opinion that the  
24 RFP, before it was amended, and I'll use those in  
25 quotes, by Alderman Krill, would that have shed some

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1 light, at least the committee level, on what the cost  
2 analysis was for any potential land acquisition?

3 CHIEF REDMAN: The RFP as it came out of  
4 committee last week?

5 ALDERMAN HERZOG: Correct.

6 CHIEF REDMAN: I believe that would shed some  
7 of that light on the economic development value of  
8 either of the two potential sites.

9 ALDERMAN HERZOG: Thank you.

10 ALDERMAN PURINS: Madam Mayor.

11 MAYOR ESTNESS: Alderman Purins.

12 ALDERMAN PURINS: Thank you, Madam Mayor.

13 I will probably not support the current  
14 amendment, but nor would I have supported the original  
15 motion to request the RFP. I agree that in, in the  
16 substitute motion this evening, from my perspective, I  
17 don't think there's been adequate time for community  
18 input in, in that decision and, and, therefore, will  
19 vote against that.

04-17 double spaced  
20 With respect to the original motion for the  
21 Request for Proposals, it's not clear to me that we  
22 actually need to go out and get RFPs for particular  
23 projects where somebody would say I could build an  
24 \$80 million project here, I could build a \$50 million  
25 project here and, therefore, you know, that \$30 million

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19  
1 difference is something we need to consider in our  
2 decision making.  
3 The question I think we ought to be asking is  
4 which of these two partials -- parcels has the most  
5 potential for economic development, and I think you  
6 could do that with a phone call to a half a dozen  
7 people who are in the real estate business who are on  
8 the economic -- in the economic development business  
9 who can look at two different sites, two different  
10 pieces of property in a community and say this one has  
11 more economic viability or this one has more economic  
12 viability without specific proposals. My fear is that  
13 if you get spec -- if you ask people to develop  
14 specific proposals, it's going to be a lot of work on  
15 their part with no, with no real guarantee in the end  
16 that, you know, A, anybody's going to accept their  
17 proposal and that we're actually going to do something  
18 with that other piece of property. You look at the two  
19 pieces of property and, and a, and a development  
20 professional ought to be able to tell you without going  
21 through the trouble of the RFP process and all the work  
22 and the detail contained in the RFP which one of -- is  
23 the most viable site. If you ask 10 people or had 10

24 volunteers or 10 people who have done business in this  
25 community along those lines, I think you would get an

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1 inclination of which of the, which of the parcels had  
2 the most economic viability. Whether that's, whether  
3 that's a, a, a \$30 million project or an \$80 million  
4 project, I suspect has to do more with the site of the  
5 project and the size of the project than the location  
6 of the project.

7 And so I would not have supported the Request  
8 for Proposal original motion this evening because I, I,  
9 I do think it's, it's, it's a lot of effort for some  
10 information that I think can be obtained more quickly  
11 by other means. Thank you.

12 ALDERMAN MAHER: Madam Mayor

MAYOR ESTENSS: Alderman Maher, then  
13 Alderman Birschel.

14 ALDERMAN MAHER: Thank you.

15 Sometimes I wish I were an attorney. I think  
16 I could articulate my points a little bit better, but I  
17 just -- First of all, let's go back to what this -- We  
18 talked about this process going on for, I guess  
19 essentially years now, and at the heart of it is where  
20 to build a fire station. That's the question. And it  
21 was pretty frustrating to members of the Council when  
22 this came before us two weeks ago and there was a  
23 discussion about doing some kind of joint proposals  
24 regarding economic development and a fire station, and  
25 I thought that sort of the word got out that we were

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21  
1 looking for a proposal, but apparently we got the wrong  
2 proposal because I'm looking for a proposal that, that  
3 focuses on the most important point, the emphasis of  
4 many, many meetings, 15 meetings, if you want to call  
5 it that, and meetings prior to that in terms of coming  
6 up with funding, and that was where to build a fire  
7 station.

8 In terms of public input, we've got a stack  
9 of e-mails, and let me say Linda Burg, The Little Read  
10 Book, vehemently opposes talking about economic  
11 development and let's get a plan for a fire station  
12 alone.

13 Emily McShane, the Underwood fire station,  
14 Underwood, Underwood Avenue is the best suitable  
15 location as opposed to Blanchard Street.

16 Here's another one. Drews Company's concern  
17 about the proposed location directly east of our store  
18 on 76th Street near Blanchard.

19 Another one. Swan. We have been in business  
20 for many years, for 60 years. I would like to go on  
21 record as being opposed, vehemently opposed, to the  
22 fire station being built on Blanchard.

23 Let's look at somebody from the Police and  
24 Fire Commission. Treat the fire station as a separate  
25 issue. The fire station is issue No. 1.

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1 Somebody else from the Wauwatosa Police and

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2 Fire Commission. Build the fire station on Underwood  
3 site as quickly as possible.

4 Hank Wendt, president of the Tosa Fire  
5 Fighters Association. I do have some concerns  
6 regarding the safety of the Blanchard Street site if it  
7 were selected.

8 So I, I'm sort of perplexed. Let's, let's  
9 get to the business of building a fire station. Let's  
10 pick what the most appropriate position -- site is for  
11 the fire station and then talk about economic  
12 development for the latter.

13 I find it also interesting that all, all I've  
14 heard so far is what's the best site for development.  
15 It talks about cost effectiveness, limited funds, and  
16 yet, to be perfectly honest, we'll end up voting for  
17 something that I thought that I made arguments for two  
18 weeks ago that wasn't cost effective. So I -- it's  
19 somewhat ironic.

20 And then it said there's been no public  
21 participation I think is a slap in the face to the  
22 committee. Believe me, I'm in -- I'm in budget and  
23 finance. Every time this matter's on the agenda the,  
24 the seats are filled. So I, I don't quite understand  
25 why all of a sudden you said there's been no public

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1 participation in this matter. I, I, I applaud  
2 Alderman Krill. Call it what you want. I'm, I'm  
3 voting for it. I think it's a great idea if it goes  
4 back to committee because I'm certainly not going to

23

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5 vote for the original. Let's come back to Council with  
6 a, a resolution addressing where to best fill, best  
7 place the fire station and get on with business. Thank  
8 you.

9 MAYOR ESTNESS: Alderman Birschel, then  
10 Alderman Krill.

11 ALDERMAN BIRSCHEL: Thank you, Madam Mayor.

12 As we all know, Alderman Treis, due to his  
13 injury, has -- is the chairman of the committee and has  
14 not been able to come to the committee meeting or this  
15 Council meeting tonight, so I've met with him, and, and  
16 he wishes to have his feelings brought forth, and, and  
17 for the record, I, I agree with Alderman Treis. He  
18 asked me, first of all, to read from the minutes of the  
19 March 13th meeting. John Sabanich (phonetic spelling),  
20 representing Zimmerman Architectural Design Studios,  
21 whom we asked to do the report for May 16th of last  
22 year, and from those minutes, subsequently, after  
23 review of additional sites, those viewed most favorably  
24 are the existing Underwood property in some shape or  
25 form and the Blanchard Street parking lot site. From

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24  
1 his perspective, Blanchard is more favorable because it  
2 stacks well and achieves the desired organizational  
3 flow. Due to its topography, public parking can be  
4 retained on the site and segregated from staff parking  
5 in a way that allows building, the building to function  
6 as a gateway to the eastern end. If viewing the two  
7 sites as independent elements, the depth of Blanchard  
8 is more -- is a more important aspect. One of the

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9 restricting elements on the Underwood site, it is -- is  
10 that it is not very deep. From a developer's  
11 perspective, it is a prime location for a mixed use  
12 development that has parking and other uses attached.  
13 At the Blanchard site, which is not very large,  
14 acquisition of adjacent properties would enlarge the  
15 opportunity for uses.

16 Responding to a question, he further stated  
17 that the Blanchard site yields more design  
18 opportunities that could result in savings relative to  
19 efficiencies. A building on the Blanchard site  
20 wouldn't be necessary -- wouldn't necessarily be more  
21 effective, but there would be more restrictive  
22 influences at the Underwood site that would make it  
23 more costly. One of the problems of the Underwood site  
24 is the operation or orientation of the bays relative to  
25 street frontage. Solutions would require additional

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1 property. There are more unknowns and design issues to<sup>25</sup>  
2 overcome as well. Since the building is driven by  
3 50 percent apparatus function and support functions  
4 directly related to the apparatus, that is an important  
5 consideration.

6 I talked to Alderman Treis, also, about the  
7 information, the minutes and the other document, the  
8 draft for discussion only. I'm not sure if you all got  
9 this document in your packets, but I'll read in brief.

10 The successful consultant will be contacted  
11 to work with the fire department personnel and city  
12 staff to deliver two design options for two potential

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13 sites chosen for the project that are owned by the City  
14 of Wauwatosa. Number one, the present fire station  
15 located at 1463 Underwood, approximately 6/10 of an  
16 acre, and, two, the Blanchard Street municipal parking  
17 lot, approximately 1.1 acres. We both feel that the  
18 RFP for both sites would be the appropriate thing to  
19 do, and for myself, I will be voting against the  
20 amendment, and if it does fail, I would move later on  
21 down the line for an RFP for both sites. Thank you.

22 MAYOR ESTNESS: Alderman Krill.

23 ALDERMAN KRILL: I just want to make this  
24 statement: There's been a question raised as to the  
25 propriety or the legality of the substitute amendment

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26  
1 that I made. I am continuing that motion based upon  
2 advice from the city attorney that the substitute  
3 amendment is perfectly appropriate. If -- Mr. Kesner,  
4 if you feel that there's anything inappropriate about  
5 the amendment, I'd be happy to withdraw it, but if, if  
6 you are comfortable in advising us as a Council the  
7 amendment is, is, is appropriate and proper, then I  
8 will maintain the amendment. And my question to you is  
9 your opinion is that it is appropriate to go forward as  
10 I have proposed?

11 MAYOR ESTNESS: Mr. Kesner?

12 MR. KESNER: Yes. Yes, that's my opinion  
13 that it's appropriate to go forward if you choose to do  
14 so.

15 ALDERMAN KRILL: Thank you.

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16 MAYOR ESTNESS: I have Alderman Grimm, then  
17 Didier, then Donegan.

18 ALDERMAN GRIMM: Thank you, Mayor.

19 I was prepared to make a motion similar to  
20 Alderman Krill's tonight. I had the opportunity to sit  
21 in front of the committee meeting last Tuesday night  
22 because the Budget and Finance Committee did not meet.  
23 I could say that I sat next to the chief, right almost  
24 next to him, and at that committee meeting he made a  
25 statement, I'm pretty sure, Chief, if I'm wrong,

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1 correct me, but I think I got the opinion that he was<sup>27</sup>  
2 in favor of the Underwood site if construction, during  
3 construction they could carry on the safety of the  
4 city. To any one person I'm missing on board here, I  
5 think it's the Mayor, so, Mayor, I'm going to put you  
6 on the record tonight as being for which site, if you  
7 wouldn't mind?

8 MAYOR ESTNESS: Well, in order to answer it,  
9 let's, let's go through my strategy of, of staff  
10 members that I talked to. Chief Redman, Alderman Grimm  
11 just raised the question about your, your professional  
12 assessment. Which do you feel would meet the needs of  
13 the, the fire department? Underwood or Blanchard?

14 CHIEF REDMAN: On at least three separate  
15 occasions starting, I believe last December or probably  
16 January and as recent as last week, I identified my  
17 preference of the Greater Underwood site because I know  
18 how the, the fire station could lay out. I'm confident  
19 that that can serve the needs of the community, and

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20 I've always maintained that that's, has always been a  
21 good location to operate from

22 MAYOR ESTNESS: Chief, if you'd have a seat,  
23 please.

24 Zimmerman Design did a study commissioned by  
25 the City. I was not part of the staff discussion with

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1 that, but Mr. Kappel was.

2 Mr. Kappel, I -- could I impose upon you,  
3 could you please talk with your background in fleet, in  
4 your background with traffic management from a  
5 logistical of view, in your opinion, which site would  
6 be a more appropriate site for the fire station,  
7 Underwood or Blanchard?

8 MR. KAPPEL: In discussions we've had at the  
9 staff level, I've going on record consistently as  
10 saying you don't build a firehouse on a hill, period.

11 MAYOR ESTNESS: And for those of us who may  
12 not know the topography of the village, could you be  
13 more specific.

14 MR. KAPPEL: The Blanchard Street lot is  
15 bounded by Harwood, which has about a 30 percent grade  
16 on the -- which would be on the, either the side or one  
17 of the exits of the, the fire station, so --

18 The other, the other thing that we've  
19 discussed is whether or not you would take a firehouse  
20 and combine it with a Cafe Ole or whatever you want to  
21 call it, and I guess that is never -- I never -- and  
22 I've built several fire stations for the City of

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23 Milwaukee. Never have we considered economic  
24 development as the priority when we're talking about a  
25 firehouse.

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1 MAYOR ESTNESS: So would economic development  
2 include additional public parking?

3 MR. KAPPEL: Yes.

4 MAYOR ESTNESS: So you're, you're saying a  
5 stand-alone fire station is in the best interest of the  
6 public safety of the city and the best operation for a  
7 firehouse.

8 MR. KAPPEL: When we proceeded to commission  
9 the study from Zimmerman Design, it was with the  
10 understanding that we were going to come out with  
11 looking for a firehouse, not an economic development  
12 site.

13 MAYOR ESTNESS: Thank you.

14 Ms. Welch, I believe you were part of the  
15 discussion working with Zimmerman Design. Could you  
16 please from your background as a city planner, and I  
17 also believe you have some architectural background,  
18 talk about Blanchard versus Underwood as an economic  
19 development site. What would be the preference for  
20 economic development?

21 MS. WELCH: I think in terms of economic  
22 development, for the very same reasons that Mr. Kappel  
23 is opposed to the Blanchard Street site, it helps with  
24 the economic development perspective because it's  
25 possible to take advantage of the change in grade to

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1 put additional levels for either parking or economic  
2 development on the Blanchard site and still be able to  
3 go up three stories, which would not be obtrusive in  
4 the village for a total of five or possibly six stories  
5 of development on that site. And, again, because it  
6 blends in to the hill, you don't have a huge, towering  
7 building. If you were to put that equivalent  
8 development on the Underwood site, it would completely  
9 overpower the surrounding neighborhood, and we would  
10 not want to support that type of development there.

11 MAYOR ESTNESS: Because, again, with the  
12 Blanchard Street lot, there's already public parking,  
13 so we would need to accommodate the existing public  
14 parking, plus any additional uses for any potential  
15 retail economic development that was happening there.

16 MS. WELCH: That's correct, and I think it's  
17 important to note no matter which version of the RFP  
18 we're discussing here, it's been consistent that when  
19 going out for economic development, any public parking  
20 is required to be replaced. You know, at least in  
21 kind, if not more for any economic development  
22 proposals.

23 MAYOR ESTNESS: Again, thank you.

24 I note that the original study for Zimmerman  
25 Design identified four sites. Puhl's True Value, what

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1 we call Mower Avenue and two, two different sites on

2 Underwood. Blanchard Street was never part of the mix.  
3 That's what came into the mix when the committee  
4 started to veer toward economic development, and if we  
5 want to talk about how meetings were agendized, those  
6 meetings were never agendized to talk about economic  
7 development. They were always agendized to talk about  
8 the priority of a fire station, and that should be our,  
9 our priority, a stand-alone fire station.

10 I have talked to our staff here. I take into  
11 account their professional training, their advice when  
12 it comes in the best interest of the city. I will  
13 admit that I don't agree with the staff all the time,  
14 nor do they agree with me. That's the value of  
15 discussion. I've also talked to people in the  
16 community. Developers, simple, you know, residents.  
17 There was a gentleman that stopped me in the hall today  
18 and kind of shook his head and said when are we going  
19 to make a decision about the fire station? We need to  
20 do it, we need to do it quickly. We need to be mindful  
21 of that once a decision is made, a referendum process  
22 is somewhat lengthy.

23 Now, with all of that being said, for as long  
24 as Wauwatosa's been in existence, there's been a fire  
25 station somewhere on Underwood. I, I have stated from

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1 the beginning that I feel the most appropriate site <sup>32</sup> for  
2 the fire station is somewhere on Underwood. From a  
3 logistic point of view, for a fire truck, God forbid,  
4 if there was a fire or an emergency on 65th and Wells,

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5 the most expedient way to get there when a train is  
6 going through the village is up over the Harmonie bridge  
7 and down and around.

8 From a logistic point of view, Underwood  
9 works best. I don't know the exact location, I'm not  
10 an architect, I'm not an engineer, but that's why we,  
11 we get an architectural engineering firm to help us to  
12 design a building, to site the building, to bid out the  
13 building and come up with specifications.

14 ALDERMAN GRIMME Madam Mayor, do I still have  
15 the floor?

16 MAYOR ESTNESS: Yes.

17 ALDERMAN GRIMME I said in quite a few of the  
18 committee meetings, and I don't believe they have ever  
19 discussed the problems the Blanchard Street parking lot  
20 would create. We have Tosa Fest that closes State  
21 Street right below the hill where the parking -- where  
22 the parking lot is now. Fire department can't get  
23 through there, no way. We got the egg hunt, we've got  
24 all kinds of activities, Hart Mill Days and so forth.  
25 We've got school traffic. Believe it or not, there's a

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1 lot of kids going up and down that hill to go to  
2 school. St. Bernard's School is probably one of the  
3 bigger drawings. We've got double parking semi s down  
4 on State Street in front of Bartolotta's, they double  
5 park. In front of the Chancery, they're double parked.  
6 I don't know how the fire trucks could ever get through  
7 there. Drews' semi s park right next to Drews' building  
8 on Wauwatosa Avenue. That is where the fire trucks

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9 will come out of and go into. The truck is going to --  
10 that semi will stop the trucks from backing into the  
11 firehouse. In the wintertime, we have snow on that  
12 hill that the cars are zig-zagged all over this road.  
13 I go up there many times. And it's going to create  
14 quite a havoc.

15 We got stop signs at the top of that hill.  
16 We can't control them to make them say green so people  
17 will stop and probably take off wondering where the

18 firehouse -- where the fire department is coming from

through

So, anyhow, we can't even back a truck in when you get  
to a fire.

When the next fire call comes in a fire truck can't back out  
into the street and go forward. That's ridiculous.

19 The fire personnel are used to where they're  
20 at right now. They have the best access to the village  
21 bridge, and the present site has less traffic than the  
22 Blanchard Street parking lot.

23 Monday, April 16, at 1:00 p.m. I walked  
24 through the village. Right in front of the commons, on  
25 the north end of the commons, there's a big semi parked

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1 there. There's a squad car in front of the semi and a  
2 squad car behind with the lights flashing. They were  
3 making a delivery to the Chamberlin Window place.  
4 There is no parking in that area. You need, definitely

5 need parking.

6 I have contacted many of the local  
7 businesses. In fact, I went to Swan Furniture  
8 yesterday and I contacted Drews yesterday. I made  
9 quite a number of stops. They were surprised to hear  
10 that nobody came to talk to them. I was the only one  
11 except the contractors. One, one of the businessmen  
12 said I'd been so harassed by the contractors coming and  
13 talking to me, he says I had a relief for two weeks  
14 nobody's been in. But I was the only one that had ever  
15 contacted him. I can't believe that nobody goes and  
16 talks to those businesses, see what they think.

17 I stopped at Drews. They have the same  
18 feelings. They said I can use their name. Everybody I  
19 talked to said use my name if you want.

20 I talked to the jewelry store about -- on, on  
21 the parking area, the shopping area. They, too, say  
22 they can't stand what would go there.

23 The Blue Heron across the street, they agree  
24 that it belongs on the Underwood Avenue parking site,  
25 but they have reservations, they don't want to see the

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1 beauty salon moved. So it goes on and on.

2 Neither the BID nor the Economic Development  
3 has talked to any of these people, also. They said  
4 they have meetings, and people are invited to their  
5 meetings, but if you're going to have a meeting in the  
6 area, people won't come to it. So I wonder why these  
7 people have never been approached. What are we, what

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8 are we to represent the businesses and the property  
9 owners of Wauwatosa? That should be our main concern.  
10 Let's get on with this, let's move it, and I think that  
11 the motion on the floor is a good motion. I think I'm  
12 going to stand by it. Thank you.

13 MAYOR ESTNESS: Alderwoman Didier, then  
14 Alderman Donegan.

15 ALDERWOMAN DIDIER: Thank you.

16 I thank everybody for their comments and have  
17 to say that I don't necessarily disagree with anything  
18 that the city staff representatives have presented.  
19 However, there is one aspect or perspective as to why I  
20 believe that two proposals need to be sent out and  
21 economic development needs to be allowed into the  
22 conversation. And as the Mayor stated, that it was not  
23 an agenda -- agendacized -- agendized, is that the  
24 word, for economic development in the Committees for  
25 Develop -- on the Committee for Development, but the

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1 problem is, or I believe where the problem began was <sup>36</sup>  
2 when developers were allowed on -- to present their  
3 economic development ideas to that committee. And  
4 because some of those ideas were allowed to be  
5 presented, I believe that we no choice or that I  
6 believe we would be most forthcoming in sending out a  
7 proposal for both locations with the option of  
8 presenting some economic development options.

9 Everything that people have stated as far as  
10 costs, value, et cetera, are all true statements, but  
11 if we suddenly go with one property over another, then



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15 think economic development shouldn't creep in to this  
16 discussion is to say you don't care what it costs. One  
17 of the costs of the station will be that it's going to  
18 take a very important development site out of play. If  
19 one of those has much more potential than the other, I  
20 think it is an appropriate criteria for us to be  
21 considering, and to not consider it I think is  
22 financ -- fiscally irresponsible. Having said that, I  
23 believe I proposed the Greater Underwood site, settling  
24 on the Greater Underwood site months ago, and I  
25 believe -- and I respected the vast majority of the

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1 committee who said, no, we have to go through this  
2 every step of the way and make sure we're making the  
3 right decisions. And that is why we are here at this  
4 point. We have indeed valued all of the sites, these 2  
5 and 15, 16 others. We've scored them. It was the  
6 chief and his staff who really led that process, and he  
7 got us to the point where a fire station works fine on  
8 both of these sites. Now there's only one more  
9 question. Where do we lose more opportunity?

10 I'm actually okay with the Underwood  
11 suggestion. It's just -- it just seems kind of  
12 disrespectful to the committee, but, frankly, I'm okay  
13 with it. I've talked to enough developers who have  
14 said to me in overwhelming ways that Blanchard Street  
15 is the obvious one, but I'm willing to keep going with  
16 the process. I kind of like Alderman Purins'  
17 suggestion that we could probably do this -- we could  
18 probably be convinced in an overwhelming way, or if we

19 could be convinced in an overwhelming way by a group of  
20 developers that we respect that Blanchard is the  
21 obvious development site, then might be a good idea to  
22 skip the RFP process, but a couple of things linger.  
23 Do we just want to choose the best development site if  
24 you agree that the revenue from that is important to  
25 us, or would you also like to see what is there, you

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1 know? If, if developer A says I can, yeah, I can make <sup>39</sup>  
2 that thing worth a hundred million bucks, but don't we  
3 have to have an idea of what he's talking about or she  
4 is talking about building? So I have some hesitation  
5 about not doing an RFP.

6 And, secondly, do you want to choose  
7 Underwood right now, tonight, without knowing what land  
8 acquisition is going to cost you? Bringing that into  
9 the matrix. So I think I'm sticking with, I think I'm  
10 sticking with the motion I made at committee that got  
11 here tonight against Alderman Krill's amendment and  
12 staying with where the committee got us in this  
13 grueling process to date.

14 MAYOR ESTNESS: Alderman Krol, then Alderman  
15 Stepaniak.

16 ALDERMAN KROL: Thank you, Madam Mayor.

17 This definitely has been a long process, and  
18 I know I can remember my sitting here and saying that I  
19 think this should go to an ad hoc committee, but -- You  
20 know, we might not have been here at this time, but I  
21 don't know.

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22 I am going to support the amended motion. I  
23 like some of the comments that were made by  
24 Alderman Purins, and then we had Alderman Maher that  
25 made some very good comments regarding a need to get

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1 this thing moving.

2 This afternoon when I was driving back from  
3 Madison, I got a call from Florida, and it was  
4 Alderman Meaux, and I was already in Waukesha when we  
5 hung up, but he called me about this issue, and we both  
6 agreed that whatever happens should be done in the best  
7 interest of the Second District that we represent where  
8 this fire station would be located and also what's the  
9 most advantageous thing from the City's perspective  
10 that serves the overall needs of the entire city, and  
11 Alderman Meaux, I think, would have preferred to send  
12 it back to committee even though he's on that committee  
13 and has spent all that time, but, you know, he's not  
14 here to defend that at this point, but -- so I'll just  
15 tell you where I'm coming from.

16 I do support building it on the Greater  
17 Underwood site. I'm a little hesitant in terms of how  
18 much land acquisition should be done, but I don't think  
19 that's, that's really what we're ultimately discussing  
20 tonight. It's, it's just picking a site. And I think,  
21 you know, in looking at some of the comments that have  
22 come through the internet and also what we had before  
23 say, I just picked out a letter from Mr. Peeple of the  
24 Police and Fire Commission, and he said, quote, it  
25 would appear that while economic plans for the

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1 enrichment of the city is an excellent policy to  
2 pursue, it should not be tied into the practicality of  
3 pursuing a much needed and updated fire station.

4           And a lot has changed since the original fire  
5 station was built, a lot has changed since I've moved  
6 here about 30 years ago, even before the bridge, the  
7 Harmonee bridge was built, and we had big decisions to  
8 make as to what to name the street, Harmonee. You know,  
9 it had to -- and that took a lot of debate as to what  
10 was going to happen there, but, you know, the, the  
11 thing that I heard the chief say is that 2010 to 2013  
12 is really the time frame that's, that's needed for this  
13 decision, and I think even though this site selection  
14 might be made, and I really hear that coming from the  
15 constituents, they really want to know where this thing  
16 is going to be placed. And I do feel that the economic  
17 development in the village area has come a long, long  
18 way in 30 years. I could remember storefronts that  
19 really were very much blighted, and it seems like the  
20 village is vibrant. There's a lot of development that  
21 will take place with or without an RFP just because  
22 it's a great area to, to locate. And I think that, you  
23 know, building the fire station is, is very important  
24 and treating it as a stand-along venture because we're  
25 going to require an RFP to select an architect. We're

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1 going to have to prepare for what may be an upcoming  
2 referendum, and this, this will still take a lot of  
3 debate if there's any land acquisition that needs to  
4 occur through eminent domain. That's going to take a  
5 lot of debate. But I think most importantly, this gets  
6 us in to picking a site that I, I think historically,  
7 as was mentioned, was a good site. A lot has changed  
8 in terms of the apparatus and the size since the first  
9 fire trucks or fire wagons were, were running up and  
10 down Underwood, but I, I think it does provide great  
11 access and safety and -- for our community to locate it  
12 there, and, you know, my, my concern all along was do  
13 we really need to have everything in one package since,  
14 you know, we're looking at administration, we're  
15 looking at maintenance, and a fire station, maybe with  
16 the changes in fire fighting over the years, that site  
17 just might not accommodate all that, and maybe we  
18 should look at an alternative after we have an  
19 architect for possibly doing maintenance someplace else  
20 or relocating the administration to a place like Fisher  
21 School or something like that.

22 But, anyway, you know, we have on that block  
23 one business, which is a former home. We have three  
24 other homes and one duplex and then a parking lot, and  
25 I think part of that neighborhood just is benefited by

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1 having some of that residential property by it, and we  
2 may need to, to look at some acquisition, but I don't  
3 know that that's for this topic now, but I just wanted

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4 to say that, you know, if they were able to build  
5 Miller Park on the site of Milwaukee County Stadium and  
6 still play baseball, we should be able to accommodate a  
7 way of making the fire station operate and provide the  
8 same quality of service as they did if -- as they do  
9 presently if there is reconstruction that's taking  
10 place on that site. So with that, I'm going to vote in  
11 favor of the approved amendment. Thank you.

12 MAYOR ESTNESS: Alderman Stepaniak, then  
13 Alderman Herzog.

14 ALDERMAN STEPANIAK: Thank you, Mayor.

15 We've had some really good discussion. And,  
16 frankly, from what I've read of the minutes, we've  
17 probably talked about most of the items that the  
18 committee's talked about over the course of the 15  
19 months or year and a half or whatever the situation may  
20 be. I'm kind of inclined to look at this as a question  
21 of whether it's complexity or whether it's  
22 simplification. You almost have to oversimplify on this  
23 one to get to the nut of the issue. You know, the nut  
24 of the issue was where do we want to build a fire  
25 station. And when you look at the motion that was

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1 originally brought before us, it's to look at the  
2 economic development of a couple of alternative sites,  
3 which means that the question of where do you build the  
4 fire station still stands in line waiting to be decided  
5 in the future after we would go through some  
6 consideration of what the best economic development  
7 idea would be, and, and that is even in the context of

8 what I could call a very generalized request for an  
9 RFP, which isn't to say tell us exactly what you want  
10 to do, but tell us what you think would be your idea  
11 for the best economic development potential. If I were  
12 a developer, I don't think I'd let all my secrets out  
13 of the bag for that kind of RFP request because  
14 someone, quite literally, once the idea gets out in the  
15 public discussion can no longer be your idea. And that  
16 means big money for them.

17 If I look at, again, in an oversimplified way  
18 the criteria, which site's better for economic  
19 development? I've heard several people say that they  
20 have talked to numerous sources, and the preponderance  
21 of that commentary seems to be that Blanchard offers  
22 the better potential for economic development. I  
23 haven't hear anyone tonight say that that is true of  
24 Underwood, and if that is out there, I'd be interested  
25 in hearing that, but I think just after numerous people

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1 have spoken, that hasn't come out.  
2 Simplified arguments like do fire trucks and  
3 hills make a lot of sense to put together, by my simple  
4 mind looking at that, I don't think I'd want to be  
5 driving in a fire truck out that driveway from a dead  
6 stop as we're getting about three or four inches of  
7 snow with a little bit of sleet mixed in. That doesn't  
8 seem to me like that makes a lot of sense. Maybe  
9 architects and engineers and fire professionals can  
10 take a look at that, but if I talk to the guy on the

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11 street, I don't think he's going to say that makes a  
12 lot of sense. That's not an issue at the Underwood  
13 site. We've got a fire station at Underwood, so we've  
14 got, you know, 75 or more years, actually more years, I  
15 think because we had a fire station down the street,  
16 that somewhere in that, the immediate constellation a  
17 fire facility should work.

18 So what it comes down to is we have two  
19 choices here. We have a motion that says let's choose  
20 a site, let's go ahead, let's get it designed, let's  
21 proceed ahead, or let's continue to analyze this, which  
22 I assume was going to take, you know, six months or  
23 something for the committee to get responses, to take a  
24 look at them, sift through them, come to some  
25 conclusion, then an unknown number of months after that

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1 to basically then say, okay, now we're at the point of <sup>46</sup>  
2 making a decision about the site, let's proceed ahead.  
3 And we're already a year and a half into this at this  
4 point, so at that point, you know, 15 meetings are  
5 going to be 25 or 30, and the public, I think, is  
6 starting to get a bit restless if I, you know, read the  
7 letters I've heard today. I've gotten several e-mails.  
8 I've gotten a couple of phone calls. They all seem to  
9 be saying, hey, guys, why don't you kind of get off the  
10 dime and make a decision. So I, I think if my choice  
11 is should I go with a specific suggested alternative  
12 after we've had the kind of discussion we've had  
13 tonight or should we really study this some more, I  
14 think to me it comes clear, I think the simpler choice

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15 is the better and that's to proceed ahead.

16           MAYOR ESTNESS: Alderman Herzog.

17           ALDERMAN HERZOG: Thank you.

18           It's interesting that Alderman Stepaniak can  
19 sit here and say that, well, I've heard some people say  
20 that the Underwood site is the better economic  
21 development site, but we don't know that. People have  
22 surmised that. People state it as facts, but that's  
23 what we're trying to find out from the private sector,  
24 whether or not it is. It may end up being that. I  
25 think there is an overall, I think there is an overall

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1 gravity to put the fire station on the Underwood site,  
2 but we were charged with a duty of coming up with a  
3 site with cost in mind, and that's what we're trying to  
4 do, keep this cost in mind, but you guys want to skip  
5 over that and just pick the site. And don't -- let's  
6 not worry about the cost, let's not worry if we're  
7 going to give up an economic development.

8           Several letters are written from the  
9 Wauwatosa Economic Development Corporation. Not in  
10 support of the RFP that was out there before because  
11 that tied in the fire dis -- the fire station too much,  
12 but in support of keeping the economic development  
13 separate from the fire station. Why? Because they  
14 thought that more developers in fact would respond to  
15 an RFP that it was separate from the fire station.  
16 That's what this one does.

17           Alderman Stepaniak says, well, I, you know, I

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18 don't know, I'm not a developer, but I wouldn't want to  
19 respond to this open-ended RFP. That was precisely  
20 what happened when we put out the RFP for Walnut  
21 Street. When we narrowed it down and said, you know  
22 what, we only want light industry on Walnut Street. We  
23 got one, maybe two, proposals and both of those were  
24 going to cost us, the City, money. When we made it an  
25 open-ended proposal, we had eight, nine developers come

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1 in with their plans, lay them out on the table, and we <sup>48</sup>  
2 got to choose. We had a sports complex, we had condos,  
3 we had apartments, we had walking trails in, on Tosa.  
4 All of these were presented to us and it gave the  
5 committee a lot of ideas on what could potentially go  
6 there.

7 So I, I want a clarification as to what the  
8 motion is saying. Is it saying we want to put a  
9 station just on what we, the City, own? I keep hearing  
10 the words Greater Underwood. I don't know what that  
11 means, and I don't think the rest of the committee  
12 knows what Greater Underwood means. Are you talking  
13 about land that is not ours that you want to now  
14 condemn? That's my first question. I have another  
15 question after that.

16 MADAM ESTNESS: Would the movant like to  
17 explain this more? You need your mic on.

18 ALDERMAN KRILL: When I talk about the  
19 Greater Underwood site, I'm talking about building the  
20 fire station generally at its current site with the  
21 possibility of obtaining additional land, if necessary

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22 and possible. I mean we'd, we'd look at that site.  
23 That's what part -- that's from the process, it's we  
24 take a look at that. I think that that's where I would  
25 propose to build a site, and ultimately I think if

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1 we're going to vote on my substitute amendment, I will <sup>49</sup>  
2 re-read that, but it's, you know, Greater Underwood is  
3 the area where the current fire station is with  
4 additional land that we may be able to acquire to do  
5 this, and that, of course, is the second part of the  
6 motion, that we begin to solicit architectural  
7 engineering service to determine how we're going to do  
8 that. And I, I think that that's, you know -- The  
9 exact configuration of where that's going to be in the  
10 Greater Underwood area is something that will be done  
11 through the process of getting these architectural  
12 engineering services so we can see what can be done  
13 there.

14 ALDERMAN HERZOG: Okay, but you're okay with  
15 if the additional land cannot be acquired, you're okay  
16 with just building the site, the fire station on the  
17 current site within its boundaries?

18 ALDERMAN KRILL: Well, we don't know that  
19 yet.

20 ALDERMAN HERZOG: Isn't that what your  
21 motion's basically saying?

22 ALDERMAN KRILL: No. The motion is saying  
23 just what I said it said.

24 ALDERMAN HERZOG: All right. And the second

25 question --

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1 ALDERMAN KRILL: That's not what I said.

2 ALDERMAN HERZOG: -- would be what do you do  
3 with the fire fighters during reconstruction?

4 ALDERMAN KRILL: Well, this is something that  
5 we'll have to figure out during the process when we,  
6 we, when we talk to architectural engineering people to  
7 talk about how that can be done. I want to get the  
8 process moving forward to that point.

9 ALDERMAN HERZOG: Okay.

10 ALDERMAN KRILL: I'm not saying that we  
11 absolutely build it at the --

12 ALDERMAN HERZOG: But that was one of, one of  
13 the things that the chief had stressed was that he  
14 wants to be able to have an existing fire station in  
15 place while another one is being constructed.

16 ALDERMAN KRILL: Right.

17 ALDERMAN HERZOG: That that would be a goal.

18 ALDERMAN KRILL: Right.

19 ALDERMAN HERZOG: And you're saying that we  
20 can put that goal aside if it's not achievable?

21 Because we're going to go with this particular site.

22 ALDERMAN KRILL: Well, I think my motion is  
23 what it is.

24 MAYOR ESTNESS: Alderwoman Di di er.

25 ALDERWOMAN DIDIER: I just want to state real

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1 quickly, because it supports what I made, my comment I  
2 made. Alderman Stepaniak says that if there -- that he  
3 had only heard people comment on economic development  
4 on Blanchard, and if there was something on Underwood,  
5 he'd like to hear it. I'm not so sure you actually  
6 want to do that because there is a developer in the  
7 audience that has shown plans for economic development  
8 on Underwood, and that -- therefore, that supports my  
9 motion that there are people who have already shown  
10 ideas for both properties, and if we don't get that out  
11 on the table, then I think it looks like we did some  
12 backdoor deal.

13 ALDERMAN KRILL: Madam Mayor.

14 MAYOR ESTNESS: Alderman Krill.

15 ALDERMAN KRILL: How there's going to be a  
16 perception that we've made some backdoor deal with some  
17 developer, I cannot even imagine how anyone could  
18 perceive that. My motion is based upon, and I think  
19 that, that I would ask the members of this Council and  
20 I think the people that agree with me on this, the only  
21 consideration that we have here, the only consideration  
22 we have here is finding the best place to build a fire  
23 station. I'm not aware of any developer who plans to  
24 develop anything on Underwood, and, quite frankly, at  
25 this point I don't care. I think that it's -- I think

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1 there's been a consensus within staff, and as far as I  
2 can see, within the community, that the best place is  
3 to take, carefully examine this Greater Underwood site.

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4 The fire chief proposes that, and to even suggest that  
5 there's anyone on the committee or in the Council that  
6 has had some kind of backdoor dealing with someone, I  
7 mean it isn't even appropriate to mention on the floor  
8 because it's senseless, and it does great disrespect to  
9 everyone here. That's not the case, and I don't think  
10 anybody in the community could possibly say that, so  
11 that's -- I resent that to that extent. I, I think  
12 that the only thing that anybody's concerned about here  
13 is trying to find the best place for the fire station.  
14 That's all I had to say.

15 MAYOR ESTNESS: Alderwoman Didier.

16 ALDERWOMAN DIDIER: Just to clarify, I did  
17 say that nobody had a deal; I said it could be  
18 perceived that way. Thank you.

19 MAYOR ESTNESS: There's no other discussion,  
20 I will have the clerk -- Oops, I have  
21 Alderman Donegan --

22 ALDERMAN DONEGAN: Would you read the  
23 substitute amendment, please. And may -- could I  
24 follow that with a question?

25 MAYOR ESTNESS: If you --

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1 ALDERMAN KRILL: Am I being asked to --

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2 MAYOR ESTNESS: I bet the clerk would  
3 appreciate it.

4 ALDERMAN KRILL: Okay, then I will do so.  
5 Then I will do so.

6 I hereby move that the Common Council choose

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7 to build the new fire station at the Greater Underwood  
8 site and the staff be directed to begin solicitation of  
9 architectural and engineering services for the purpose  
10 of preparing the design and specifications for the new  
11 fire station. That is my substitute amendment, and I  
12 think it was seconded by Alderman Grimm.

13 MAYOR ESTNESS: Grimm, yeah.

14 Alderman Donegan, you still have the floor.

15 ALDERMAN DONEGAN: Is that -- is the -- is  
16 our directive to staff in your amendment have as its  
17 basis the Zimmerman study?

18 ALDERMAN KRILL: Yes, it does.

19 ALDERMAN DONEGAN: And, and, therefore, your  
20 amendment accepts everything in the Zimmerman study,  
21 all of the space that it requires and all of the  
22 function that is built into the design of the Zimmerman  
23 study.

24 ALDERMAN KRILL: Yes, it does.

25 MAYOR ESTNESS: Alderman Becker.

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1 ALDERMAN BECKER: Let me turn on my mic here. 54

2 I think two weeks ago I -- I have to agree  
3 with the -- he's (inaudible) professor, but I think  
4 that two weeks ago we just asked we're keeping it real  
5 simple, we just wanted a site for the fire station,  
6 okay. If you ask people, economic development is very  
7 important, but if you can get -- put \$30 in their  
8 pocket, then they would understand it, but they don't  
9 understand if it is going to save them right now or in

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10 the future. I was going to talk to Tom about the  
11 economic development, and here we're going back to  
12 where we're going to have but, but, but, but for.  
13 What's going to happen is that developers are going to  
14 come in and they said I'm going to give you this fire  
15 station free.

16 MAYOR ESTNESS: Excuse me. There is no such  
17 thing as a free fire station.

18 ALDERMAN BECKER: Okay. Bear with me here on  
19 this.

20 MAYOR ESTNESS: All right.

21 ALDERMAN BECKER: Okay, just, just bear --  
22 Okay. So you put eight million in one pocket, then he  
23 comes back two months later, and here you sit, I need a  
24 parking lot for \$9 1/2 million. Can you TIF that for  
25 me? So indirectly we're just exchanging money. Now,

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1 that's, that's real simple on that.

2 Another simple thing is we're, when we were  
3 walking up the hill, me, Nanc and Bud, and I said do  
4 you think a fire station should go here? And she said  
5 no. When we walked up by Underwood -- I know this is  
6 really simple, but this is one thing in life, I think  
7 what we're deciding here tonight, we have one group  
8 that wants economic development and a fire station and  
9 one group that wants the fire station, tell me where it  
10 is, we will plan for it accordingly. I'm for tell me  
11 where the fire station is. That's all I want to know  
12 tonight. This is my viewpoint on it. Whatever, if you  
13 want economic development, don't worry, that's going to

14 come. It always does in the other site and map. But  
15 as far as like what the motions tonight, what happens a  
16 lot of times is that who gets recognized first can make  
17 the motion, but what you've got to realize in life, if,  
18 if you can convince the other people on the Council  
19 that you're correct, it, it doesn't matter which motion  
20 comes first, but as of tonight, I said this two weeks  
21 ago, I know we have discussed economic development and  
22 that, I just want to know where we're putting the fire  
23 station, and that's what I'm voting for tonight,  
24 period.

25 MAYOR ESTNESS: Alderman Grimm.

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1 ALDERMAN GRIMM: Thank you, Mayor.

2 I guess I forgot to mention I talked to  
3 several firemen, I know them personally, and I talked  
4 to some retired firemen, also, and I also talked to the  
5 fire department president of the union. They assured  
6 me that they all want to have it back at the same site.  
7 I'm going to listen to discussion tonight that says it  
8 sounds like money is going to dictate to us what we  
9 should do. I don't think we should have money looking  
10 at us all the time, tell us to do this and do that. I  
11 think we should use more common sense, and the common  
12 sense would be put it on Underwood Avenue. Thank you.

13 MAYOR ESTNESS: There's no other discussion,  
14 I'll have the clerk please call the roll.

15 MS. STEINKE: Alderman Krill.

16 ALDERMAN KRILL: Voting on my substitute

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17 amendment?

18 MAYOR ESTNESS: This is on, on the amendment  
19 from -- the motion to amend offered by Alderman Krill.

20 MS. STEINKE: Alderman Krill.

21 ALDERMAN KRILL: Aye.

22 MS. STEINKE: Alderman Krol.

23 ALDERMAN KROL: Aye.

24 MS. STEINKE: Maher.

25 ALDERMAN MAHER: Aye.

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1 MS. STEINKE: Minear.

2 ALDERMAN MINEAR: No.

3 MS. STEINKE: Purins.

4 ALDERMAN PURINS: Aye.

5 MS. STEINKE: Stepaniak.

6 ALDERMAN STEPANIAK: Aye.

7 MS. STEINKE: Becker.

8 ALDERMAN BECKER: Aye.

9 MS. STEINKE: Birschel.

10 ALDERMAN BIRSCHEL: No.

11 MS. STEINKE: Didier.

12 ALDERWOMAN DIDIER: No.

13 MS. STEINKE: Donegan.

14 ALDERMAN DONEGAN: No.

15 MS. STEINKE: Ewerdt.

16 ALDERMAN EWERDT: Aye.

17 MS. STEINKE: Grimm.

18 ALDERMAN GRIMM: Aye.

19 MS. STEINKE: Hanson.

20 04-17 double spaced  
ALDERMAN HANSON: Aye.  
21 MS. STEINKE: Herzog.  
22 ALDERMAN HERZOG: No.  
23 MAYOR ESTNESS: Motion passes with five  
24 dissenting votes.  
25 Now, on the motion as amended, is there any

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1 other discussion?  
2 I will have the clerk please call the roll.  
3 ALDERWOMAN DIDIER: Madam Mayor. I'm sorry,  
4 I don't understand what we're voting on.  
5 MR. KESNER: I'll clarify for you. You voted  
6 to -- The main motion was the original RFP.  
7 Mr. Krill's motion was to amend the original by  
8 substituting something else. So now you voted to amend  
9 it 9 to 5, and so now you're voting on the amended  
10 motion, which is basically voting on his amendment --  
11 It's basically voting on the same language that you  
12 just put in there as a substitute amendment, but you  
13 have to actually technically vote on it.  
14 MAYOR ESTNESS: Any other discussion? I will  
15 have the clerk once again call the roll.  
16 MS. STEINKE: Alderman Krill.  
17 ALDERMAN KRILL: Aye.  
18 MS. STEINKE: Krol.  
19 ALDERMAN KROL: Aye.  
20 MS. STEINKE: Maher.  
21 ALDERMAN MAHER: Aye.  
22 MS. STEINKE: Minear.  
23 ALDERMAN MINEAR: No.

24 04-17 double spaced  
MS. STEINKE: Purins.  
25 ALDERMAN PURINS: Aye.

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1 MS. STEINKE: Stepani ak.  
2 ALDERMAN STEPANIAK: Aye.  
3 MS. STEINKE: Becker.  
4 ALDERMAN BECKER: Aye.  
5 MS. STEINKE: Bi rschel .  
6 ALDERMAN BIRSCHEL: No.  
7 MS. STEINKE: Di di er.  
8 ALDERWOMAN DIDIER: No.  
9 MS. STEINKE: Donegan.  
10 ALDERMAN DONEGAN: No.  
11 MS. STEINKE: Ewerdt.  
12 ALDERMAN EWERDT: Aye.  
13 MS. STEINKE: Gri mm  
14 ALDERMAN GRIMM Aye.  
15 MS. STEINKE: Hanson.  
16 ALDERMAN HANSON: Aye.  
17 MS. STEINKE: Herzog.  
18 ALDERMAN HERZOG: No.  
19 MAYOR ESTNESS: Motion passes with five  
20 dissenting votes.  
21 From the Committee on Budget and Finance, we  
22 have one item and bills and claims.  
23 (End of tape)

24  
25

1 STATE OF WISCONSIN)

2 WINNEBAGO COUNTY )

3 I, SUSAN QUINN, do hereby certify that I  
4 did transcribe from direct cassette tapes the foregoing  
5 proceedings had on the 17th day of April, 2007 before  
6 the City of Wauwatosa Common Council.

7 I further certify that the foregoing is  
8 a true and correct transcript of those cassette tapes  
9 and is transcribed to the best of my ability.

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Susan Quinn, Scopi st  
Dated: 5-14-07