



# CITY OF WAUWATOSA

## COMMON COUNCIL

MINUTES • JANUARY 20, 2015

**Regular Meeting**

**Common Council Chambers**

**7:30 PM**

7725 West North Avenue, Wauwatosa, WI 53213

PRESENT: Alds. Wilson, Byrne, Causier, Dubinski, Hanson, Kofroth, McBride, Moldenhauer, Pantuso, Roznowski, Stippich Tilleson, Walsh, Walz-Chojnacki, Wilke, -15

EXCUSED: Ald. Berdan

ALSO PRESENT: Mr. Archambo, City Administrator; Mr. Kesner, City Attorney; Mr. Ruggini, Finance Director; Ms. Enders, Development Director; Mr. Porter, Public Works Director; Police Chief Weber; Police Lt. Fox; Ms. Ledesma, City Clerk

Mayor Ehley in the Chair

The Mayor called the meeting to order at 7:30 p.m.

### Approval of minutes of previous meeting

It was moved by Ald. McBride, seconded by Ald. Walsh that the reading of the minutes of the last regular meeting be dispensed with and they be approved as printed. -15

### OLD BUSINESS

1. Ordinance amending the official zoning map of the City of Wauwatosa from C1 District to C1 District/PUD (Planned Unit Development) Overlay at 7400 West State Street, 7430 West State Street, 7441 Blanchard Street, 1335 North 74th Street, and 1359 North 74th Street (3/4 vote required)

**Committee recommended approval 5-2**

### ORDINANCE O-15-1

The Common Council of the City of Wauwatosa do ordain as follows:

Part 1. The Official Zoning Map of the City of Wauwatosa is hereby amended to reflect a Change of Zoning from C1 District to C1 District/Planned Unit Development (PUD) Overlay on the following parcels:

7400 West State Street: SPORLEDERS SUBD E 17.5 FT OF LOT 7 ALL OF LOTS 8 9 10 11 & 12 EXC THAT PART OF LOT 11 LYING W OF W LI OF E 17.5 FT OF LOT 7 EXTENDED N BLK 2 SW 1/4 SEC 22

7430 West State Street: SPORLEDERS LOTS 1 2 3 4 5 & 6 & ALL EXC E 17.5 FT OF LOT 7 & THAT PART OF LOT 11 LYING W OF W LI OF E 17.5 FT OF LOT 7 EXTD BLK 2 SW 1/4 SEC 22

7441 Blanchard Street: LEGAL DESCRIPTION SPORLEDERS ALL EXC E 54 FT OF LOTS 13 14 & 15 BLK 2 SW 1/4 SEC 22

1335 North 74th Street: LEGAL DESCRIPTION SPORLEDERS E 54 FT OF LOTS 13 14 & 15 BLK 2 SW 1/4 SEC 22

1359 North 74th Street: STICKNEYS SUBD NO 4 LOT 15 & HALF OF VAC ST LYING SW THEREOF EXC NE COR OF LOT 15 DEEDED TO CITY FOR ST SW 1/4 SEC 22

Part II. The City Administrator is hereby directed to change the Official Zoning Map of the City of Wauwatosa to conform to the provisions of the Ordinance, and said Map is declared amended accordingly.

Part III. This ordinance shall take effect on and after its date of publication.

<b>RESULT:</b>	<b>ADOPTED [13 TO 2]</b>
<b>MOVER:</b>	Dennis McBride, Alderman
<b>SECONDER:</b>	Kathleen Causier, Alderwoman
<b>AYES:</b>	Stippich, Kofroth, Byrne, Causier, Dubinski, McBride, Moldenhauer, Pantuso, Roznowski, Tilleson, Walz-Chojnacki, Wilke, Wilson
<b>NAYS:</b>	Walsh, Hanson
<b>EXCUSED:</b>	Berdan

- 2. Ordinance amending the official zoning map of the City of Wauwatosa from M1 District to M1 District/PUD (Planned Unit Development) Overlay at 11011 West North Avenue

**Committee recommended approval 7-0**

**ORDINANCE O-15-2**

The Common Council of the City of Wauwatosa do ordain as follows:

Part 1. The Official Zoning Map of the City of Wauwatosa is hereby amended to reflect a Change of Zoning from M1 District to M1 District/Planned Unit Development (PUD) Overlay on the following parcel:

11011 West North Avenue  
NE 1/4 SEC 19-7-21, COM AT INTERSECTION OF A LI 50 FT W OF C/L OF C & NW TRANS CO. ROW WITH S LI OF W. NORTH AVE., TH S 544.5 FT, W 400 FT N 544.5 FT, TH E TO POC. INCLUDING EASEMENT

Part II. The City Administrator is hereby directed to change the Official Zoning Map of the City of Wauwatosa to conform to the provisions of the Ordinance, and said Map is declared amended accordingly.

Part III. This ordinance shall take effect on and after its date of publication.

<b>RESULT:</b>	<b>ADOPTED [13 TO 2]</b>
<b>MOVER:</b>	Dennis McBride, Alderman
<b>SECONDER:</b>	Kathleen Causier, Alderwoman
<b>AYES:</b>	Stippich, Kofroth, Byrne, Causier, Dubinski, McBride, Moldenhauer, Pantuso, Roznowski, Tilleson, Walz-Chojnacki, Wilke, Wilson
<b>NAYS:</b>	Walsh, Hanson
<b>EXCUSED:</b>	Berdan

### **APPOINTMENTS BY THE MAYOR**

Board of Public Debt Commissioners (first reading)

Steven Kreklow, 1004 N. 70<sup>th</sup> Street (District 4); term expiring 4/2017

*(Background: Supervisory Management Analyst, Office of Personnel Management/HR Solutions, Washington, DC; Fiscal and Budget Administrator, Milwaukee County; Manager, Government Finance Officers Assoc.)*

**Ordered held as this was the first reading.**

### **APPLICATIONS, COMMUNICATIONS, ETC.**

1. Letter from Kelsey Evenson, Lincoln Elementary School, expressing concern about tree removal in the City

**Public Works Director**

2. Letter from Dain Maddox, 105 N. 88th Street, requesting review/amendment/affirmation of the Wauwatosa Comprehensive Plan

**Development Director**

3. Email from Susan A. Kane, 7522 Lincoln Place, opposing the State Street Station development

**Add to existing file**

4. Email from Robin Mello, 7339 St. James Street, opposing the State Street Station development

**Add to existing file**

5. Email from Daniel Kozik, 1102 Glenview Avenue, supporting the State Street Station development

**Add to existing file**

6. Emails opposing the State Street Station development from Tom Gill, 1319 N. 72nd Street, Anna Jarecki, 7017 Milwaukee Avenue, Jill Morin, 2005 Underwood Avenue, Thomas Heller, 2024 Underwood Avenue, Richard Hedderman, Sara Mana, 7309 Blanchard Street, Richard Protasiewicz, Jr., 7309 Blanchard Street, Jason Budinich, Jim Mauer on Ludington Avenue

**Add to existing file**

7. Email from Sue Morgan, 7212 Hillcrest Drive, supporting a reduced State Street Station development

**Add to existing file**

8. Email from Maureen Lesky, 2546 N. 70th Street, opposing the State Street Station development

**Add to existing file**

9. Email from Ann Heidkamp, 7329 W. Lloyd Street, supporting the State Street Station development

**Add to existing file**

10. Email from Mike Arney, 1447 St. Charles Street, offering geothermal/passive solar resources for the State Street Station development

**Add to existing file**

11. Email from Julie Brown, 2021 Pleasant Street, opposing the State Street Station development

**Add to existing file**

12. Email from Terry Feezor, 7350 W. State Street, opposing the State Street Station development

**Add to existing file**

13. Email from Kathryn Stowe opposing the State Street Station development

**Add to existing file**

14. Email from Richard Hedderman opposing the State Street Station development

**Add to existing file**

15. Email from Jeanne Jarecki supporting a reduced State Street Station development

**Add to existing file**

16. Email from Margaret Steimle, 2015 Wauwatosa Avenue, opposing the State Street Station development

**Add to existing file**

17. Email from Russ Drover outlining essential guidelines for the Village Center

**Add to existing file**

18. Email from Anna Jarecki, 7017 Milwaukee Avenue, opposing the State Street Station development

**Add to existing file**

19. Petition of January 13, 2015 opposing State Street Station

**Add to existing file**

20. Email from Rudy Cure opposing the current State Street Station development, but supporting redevelopment

**Add to existing file**

21. Email from Bill and Amanda Robison 6857 Milwaukee Avenue, supporting the State Street Station development

**Add to existing file**

22. Email from Elaine Royal supporting the State Street Station development

**Add to existing file**

23. Email from Linda McCabe, 1320 Martha Washington Drive, President of the Highland Park Association, supporting the State Street Station development

**Add to existing file**

24. Email from Cindy Logan, 1211 N. 60th Street, supporting the State Street Station development

**Add to existing file**

25. Email from Gayle Casey, 6866 St. James Street, opposing the current State Street Station proposal

**Add to existing file**

26. Email from Jim Frinzi opposing the Wisconsin Lutheran College rezoning request

**Add to existing file**

27. Email from Robin Mello opposing the State Street Station development

**Add to existing file**

28. Letter from Harrison Mills requesting installation of better train warnings

**Public Works Director**

29. Letter from Dr. Ertl, Wauwatosa School Superintendent, requesting changes to the City's sign ordinance

**City Attorney**

30. Email from Michael and Dawn Purpura, 7343 Milwaukee Avenue, opposing the State Street Station development

**Add to existing file**

31. Email from Barbara Schoenherr, 1324 N. 74th Street, opposing the State Street Station development

**Add to existing file**

32. Email from Wes Albinger, 1432 St. Charles Street, opposing the current State Street Station development

**Add to existing file**

33. Claim for excessive assessment filed by Robert Hill Law, LTD, on behalf of United HealthCare Services/Inland American Wauwatosa Research

**City Attorney**

34. Claim for excessive assessment filed by Robert Hill Law, LTD, on behalf of CVS Pharmacy

**City Attorney**

35. Emails supporting the State Street Station development from Michael Croasdaile, 2415 N. 66th Street, Christian Walters, 7336 Hillcrest Drive, Kevin Hardman, 1920 Underwood Avenue, Joe Tierney, 7717 Geralayne Drive, Paul & Adrienne Conradson, 8035 W. Wisconsin Avenue, Tom Joy, N. 90th Street, Nicole Oschmann, 1210 N. 62nd Street, Jim & Yvette Plaisted, 7436 Kenwood Avenue, Kevin Carney, 2431 N. 70th Street

**Add to existing file**

36. Emails opposing th State Street Station development from Tom Gill, 1391 N. 72nd Street, Anna Jarecki, 7017 Milwaukee Avenue, Jill Morin, 2005 Underwood Avenue, Thomas Heller, 2024 Underwood Avenue, Richard Hedderman, Sara Mana, 7309 Blanchard Street, Richard Protasiewicz, Jr., 7309 Blanchard Street, Jason Budinich, Jim Maurer, Ludington Avenue

**Add to existing file**

**ORDINANCES FOR INTRODUCTION**

1. Ordinance amending Chapter 11.36 of the Wauwatosa Municipal Code pertaining to speed limits on a portion of Milwaukee Avenue

**Refer to originating committee**

2. Ordinance amending Chapter 11.32.030 of the Wauwatosa Municipal Code pertaining to parking restrictions on N. 68th Street between Wisconsin Avenue and Wells Street

**Refer to originating committee**

3. Ordinance amending Chapter 11.32.030 of the Wauwatosa Municipal Code pertaining to parking restrictions on N. 68th Street at W. North Avenue

**Refer to originating committee**

4. Ordinance amending Title 2 of the Wauwatosa Municipal Code to create a Bicycle and Pedestrian Committee

**Refer to originating committees**

5. Ordinance to amend the Comprehensive Plan of the City of Wauwatosa by adding the Burleigh Triangle and Mayfair Road North Redevelopment Plan

**Refer to Community Development Committee**

**FROM THE PLAN COMMISSION**

1. Resolution approving a Land Combination at 10401 and 10419 Innovation Drive, Jacyllynn Walsh, Irgens, and Muir Woods, LLC, applicants

**Commission recommended approval 7-0**

**RESOLUTION R-15-2**

BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin that permission be

and the same is hereby granted to Jacylynn Walsh, Irgens, and Muir Woods, LLC., for a Land Combination at 10401 and 10419 Innovation Drive. The location of the parcels is more particularly described as follows:

CERTIFIED SURVEY MAP NO 7909 NW 1/4 SEC 29-7-21 LOT 12 2007

CERTIFIED SURVEY MAP NO 7909 NW 1/4 SEC 29-7-21 LOT 22 2007

All in accordance with the application attached hereto and made a part of this resolution, and in compliance with Section 17.02.070 of the Code of the City of Wauwatosa.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Joel Tilleson, Alderman
<b>SECONDER:</b>	Jason Wilke, Alderman
<b>AYES:</b>	Stippich, Kofroth, Walsh, Byrne, Causier, Dubinski, Hanson, McBride, Moldenhauer, Pantuso, Roznowski, Tilleson, Walz-Chojnacki, Wilke, Wilson
<b>EXCUSED:</b>	Berdan

2. Resolution approving a Conditional Use in the C2 District at 3180 North 124th Street for an eating establishment (Dickey’s BBQ), Paul Scott, Inland Construction, and Continental Properties, applicants

**Commission recommended approval 7-0**

**RESOLUTION R-15-3**

WHEREAS, Paul Scott, Inland Construction, and Continental Properties applied for a Conditional Use in the C2 District at 3180 North 124th Street for an eating establishment (Dickey’s BBQ), and;

WHEREAS, this request was reviewed and recommended by the City Plan Commission to be necessary for the public convenience at that location; located and proposed to be operated in such manner which will protect the public health, safety, and welfare; and was found to be compatible with surrounding uses;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin hereby grants a Conditional Use in the C2 District at 3180 North 124th Street to Paul Scott, Inland Construction, and Continental Properties for an eating establishment (Dickey’s BBQ), with the following conditions:

1. hours of operation are 11 am to 9 pm daily;
2. outdoor dining on north side of building permitted with plans to be submitted to staff;
3. tenant will request building owner to construct an additional code compliant and appropriately screened refuse container if any waste related complaints are received by the City;
4. obtaining any necessary licenses and permits

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Joel Tilleson, Alderman
<b>SECONDER:</b>	Jason Wilke, Alderman
<b>AYES:</b>	Stippich, Kofroth, Walsh, Byrne, Causier, Dubinski, Hanson, McBride, Moldenhauer, Pantuso, Roznowski, Tilleson, Walz-Chojnacki, Wilke, Wilson
<b>EXCUSED:</b>	Berdan

- Resolution approving a Conditional Use in the C2 District at 803 North Mayfair Road for an eating establishment (Domino’s Pizza), Douglas Baretz, Brew City Pizza, and Brandon Bergman, The Promenade LLC., applicants

**Commission recommended approval 7-0**

**RESOLUTION R-15-4**

WHEREAS, Douglas Baretz, Brew City Pizza, and Brandon Bergman, The Promenade LLC., applied for a Conditional Use in the C2 District at 803 North Mayfair Road for an eating establishment (Domino’s Pizza), and;

WHEREAS, this request was reviewed and recommended by the City Plan Commission to be necessary for the public convenience at that location; located and proposed to be operated in such manner which will protect the public health, safety, and welfare; and was found to be compatible with surrounding uses;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin hereby grants a Conditional Use to Douglas Baretz, Brew City Pizza, and Brandon Bergman, The Promenade LLC., in the C2 District at 803 North Mayfair Road for an eating establishment (Domino’s Pizza), with the following conditions:

- hours of operation are Sunday through Thursday 10:30 a.m. to midnight and Friday and Saturday 10:30 a.m. to 1 a.m.
- obtaining any necessary licenses and permits

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Joel Tilleson, Alderman
<b>SECONDER:</b>	Jason Wilke, Alderman
<b>AYES:</b>	Stippich, Kofroth, Walsh, Byrne, Causier, Dubinski, Hanson, McBride, Moldenhauer, Pantuso, Roznowski, Tilleson, Walz-Chojnacki, Wilke, Wilson
<b>EXCUSED:</b>	Berdan

- Resolution denying the Conditional Use application by Tonya Moore and Keith Woodson, Blue Gardens, for a Conditional Use in the R1-6 District at 9710 West Fiebrantz Avenue for a community based residential facility

**Commission recommended approval 7-0**

It was moved by Ald. Wilson, seconded by Ald. Hanson to refer this matter back to the next Plan Commission.  
Roll call vote, Ayes 8, Noes 7 (Byrne, Causier, Kofroth, Pantuso, Tilleson, Walz-Chojnacki, Wilke)

**RESOLUTION**

WHEREAS, Tonya Moore and Keith Woodson, Blue Gardens, applied for a Conditional Use in the R1-6 District at 9710 West Fiebrantz Avenue for a community based residential facility, and;

WHEREAS, this request was reviewed by the City Plan Commission, who found that the applicants' failure to respond to staff questions in advance of the Plan Commission meeting as well as their failure to appear at the meeting to answer questions related to the application indicates an unwillingness and disregard to consider the regulatory needs of the City of Wauwatosa;

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Wauwatosa, Wisconsin adopts the findings made by Plan Commission and hereby denies a Conditional Use to in the R1-6 District at 9710 West Fiebrantz Avenue for a community based residential facility.

<b>RESULT:</b>	<b>REFERRED [8 TO 7]</b>	<b>Next: 2/9/2015 7:00 PM</b>
<b>TO:</b>	Wauwatosa Plan Commission	
<b>MOVER:</b>	Craig Wilson, Alderman	
<b>SECONDER:</b>	Tim Hanson, Alderman	
<b>AYES:</b>	Stippich, Walsh, Dubinski, Hanson, McBride, Moldenhauer, Roznowski, Wilson	
<b>NAYS:</b>	Kofroth, Byrne, Causier, Pantuso, Tilleson, Walz-Chojnacki, Wilke	
<b>EXCUSED:</b>	Berdan	

- Resolution setting a public hearing date of February 17, 2015 to consider adoption of the Burleigh Triangle and Mayfair Road North Redevelopment Plan by ordinance as an amendment to the City's Comprehensive Plan

**Commission recommended approval 7-0**

**RESOLUTION R-15-6**

BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin THAT a public hearing be held before the Common Council in the Council Chambers at 7:30 p.m. Local Time, on Tuesday, February 17, 2015 in City Hall of the City of Wauwatosa, Wisconsin at which time all persons interested, or their agents or attorneys, will be heard concerning a proposed ordinance adopting the Burleigh Triangle and Mayfair Road North Redevelopment Plan as an amendment to the City's Comprehensive Plan

BE IF FURTHER RESOLVED THAT the City Clerk be and is hereby directed to publish the proper notices of said hearing as required by law.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Joel Tilleson, Alderman
<b>SECONDER:</b>	Jason Wilke, Alderman
<b>AYES:</b>	Stippich, Kofroth, Walsh, Byrne, Causier, Dubinski, Hanson, McBride, Moldenhauer, Pantuso, Roznowski, Tilleson, Walz-Chojnacki, Wilke, Wilson
<b>EXCUSED:</b>	Berdan

**FROM THE COMMITTEE ON TRAFFIC & SAFETY AND BUDGET & FINANCE**

1. Resolution authorizing issuance of, and approving funding for the retention of a consultant to create consensus-based design and final construction drawings for certain Village streetscaping elements, bike and pedestrian accommodations, and intersection improvements, and creating a Streetscape Selection Committee to assist in the process

**Committee on Traffic & Safety recommended approval 4-0**  
**Committee on Budget & Finance recommended approval 7-0**

**RESOLUTION R-15-7**

WHEREAS, the Committees have determined that an integrated approach to design of intersections and configure public spaces in the Village area in the City of Wauwatosa would be most advantageous, particularly in light of the proposed new private developments in the area; and

WHEREAS, the Director of Public Works has recommended issuance of a Comprehensive Request for Proposals ("RFP") to acquire professional expertise to bring the efforts to an orderly and timely conclusion in advance of construction projects planned for the year 2016; and

WHEREAS, evaluation of consultant proposals and the ongoing design process would best be managed by a Streetscaping Committee and be formed during this process comprised of representatives of the Village Business Improvement District, Wauwatosa Parks and Forestry Commission, elected officials, City staff, and members of the public;

NOW, THEREFORE, BE IT RESOLVED THAT the appropriate City officials are hereby authorized to issue the request for proposals as proposed by the Director of Public Works to acquire professional expertise for Village intersection studies and design services, which RFP shall require that the selected consultant include a landscape architect as part of the project team;

BE IT FURTHER RESOLVED THAT the Director of Public Works is hereby directed to present a proposed structure for the Streetscaping Committee to the Traffic & Safety Committee to be approved in advance of the selection process for the consultants submitting proposals in response to the RFP described above.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Jason Wilke, Alderman
<b>SECONDER:</b>	James Moldenhauer, Alderman
<b>AYES:</b>	Stippich, Kofroth, Walsh, Byrne, Causier, Dubinski, Hanson, McBride, Moldenhauer, Pantuso, Roznowski, Tilleson, Walz-Chojnacki, Wilke, Wilson
<b>EXCUSED:</b>	Berdan

### **FROM THE COMMITTEE ON COMMUNITY DEVELOPMENT**

1. Resolution approving preliminary plans for a Planned Unit Development at 7400 West State Street for a mixed use development, Ryan Schultz, HSI Properties, LLC, and 7400-30 W. State LLC, applicants

**Committee recommended approval 5-2**

### **RESOLUTION R-15-8**

WHEREAS, Ryan Schultz, HSI Properties, LLC. and 7400-30 W. State LLC., applied for preliminary plans for Planned Unit Development at 7400 West State Street for a mixed use development and;

WHEREAS, this request was reviewed and recommended by the City Plan Commission and the Committee on Community Development and determined to be necessary for the public convenience at that location; located and proposed to be operated in such manner which will protect the public health, safety, and welfare; and was found to be compatible with surrounding uses;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin hereby grants Planned Development preliminary plan approval to Ryan Schultz, HSI Properties, LLC. and 7400-30 W. State LLC. for a mixed use development at 7400 West State Street subject to the following:

1. Plans showing adequate sewer capacity, storm water management, and traffic/access improvements subject to approval by the City Engineer;
2. Plans for water supply to site subject to approval by the Water Superintendent;
3. Design Review Board approval;
4. Relocation of the City storm sewer subject to approval by the City Engineer;
5. Development of a Traffic Impact Analysis, expanded to include the streets down to 72<sup>nd</sup> Street, and implementation of recommendations subject to approval by the City Engineer;
6. Discussion with City staff regarding pocket park ownership and approvals;
7. Separate approval and permitting of a bike share station;
8. Combining parcels prior to obtaining building permits;
9. Coordinate building construction with the City's reconstruction of State Street and Wauwatosa Avenue;
10. Attempt to receive Leed-1 Certification;
11. Attempt to address height issues on 74th Street side;
12. Provide more detail for landscaping on all public spaces and streetscape areas;
13. Obtaining additional licenses and permits;
14. Incorporate the 21 issues included in DeRosa letter dated December 4, 2014 that the Committee reviewed on December 9, 2014;
15. Agreement with City staff on the amount and management of public parking.

<b>RESULT:</b>	<b>APPROVED [12 TO 3]</b>
<b>TO:</b>	Community Development Committee
<b>MOVER:</b>	Bobby Pantuso, Alderman
<b>SECONDER:</b>	Allison Byrne, Alderwoman
<b>AYES:</b>	Stippich, Kofroth, Byrne, Dubinski, McBride, Moldenhauer, Pantuso, Roznowski, Tilleson, Walz-Chojnacki, Wilke, Wilson
<b>NAYS:</b>	Walsh, Causier, Hanson
<b>EXCUSED:</b>	Berdan

- Resolution approving Alternative #2 of the DOT's concept drawings for modifications to the Locust Street drop-off facility

**Committee recommended approval 7-0**

**RESOLUTION R-15-9**

BE IT RESOLVED, by the Common Council of the City of Wauwatosa THAT Alternative #2 for design of the Locust Street drop-off facility, as presented to the Committee on Traffic and Safety at its meeting of January 13, 2015, be and the same is hereby recommended for construction.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Bobby Pantuso, Alderman
<b>SECONDER:</b>	Allison Byrne, Alderwoman
<b>AYES:</b>	Stippich, Kofroth, Walsh, Byrne, Causier, Dubinski, Hanson, McBride, Moldenhauer, Pantuso, Roznowski, Tilleson, Walz-Chojnacki, Wilke, Wilson
<b>EXCUSED:</b>	Berdan

- Resolution amending the official stop sign map of the City of Wauwatosa to place stop signs at the intersection of N. 73rd Street and W. Meinecke Avenue

**Committee recommended approval 7-0**

**RESOLUTION R-15-10**

WHEREAS, at the meeting of September 11, 2014, the Community Development Committee instituted a 90 day trial by placing a stop sign for traffic on North 73rd Street and W. Meinecke Avenue; and

WHEREAS, the Department of Public Works has reported that there were no accidents during the 90 day trial of the stop sign and it has been well liked by the neighborhood;

NOW, THEREFORE, BE IT RESOLVED THAT the official stop sign map of the City of Wauwatosa shall hereby be amended by adding the installed stop sign on North 73rd Street and W. Meinecke Avenue in the City of Wauwatosa.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Bobby Pantuso, Alderman
<b>SECONDER:</b>	Allison Byrne, Alderwoman
<b>AYES:</b>	Stippich, Kofroth, Walsh, Byrne, Causier, Dubinski, Hanson, McBride, Moldenhauer, Pantuso, Roznowski, Tilleson, Walz-Chojnacki, Wilke, Wilson
<b>EXCUSED:</b>	Berdan

4. Resolution approving preliminary plans for a Planned Unit Development at 11011 West North Avenue for a multifamily housing development, Michael Campbell, Campbell Capital Group, LLC., and Andrew Hall, Automotive Holding Corp., applicants

**Committee recommended approval 6-1**

**RESOLUTION R-15-11**

WHEREAS, Michael Campbell, Campbell Capital Group, LLC., and Andrew Hall, Automotive Holding Corp., applied for preliminary plans for Planned Unit Development at 11011 West North Avenue for a multifamily development and;

WHEREAS, this request was reviewed and recommended by the City Plan Commission and the Committee on Community Development and determined to be necessary for the public convenience at that location; located and proposed to be operated in such manner which will protect the public health, safety, and welfare; and was found to be compatible with surrounding uses;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin hereby grants Planned Development preliminary plan approval to Michael Campbell, Campbell Capital Group, LLC., and Andrew Hall, Automotive Holding Corp., for a multifamily development at 11011 West North Avenue, subject to the following:

1. plans showing adequate sewer capacity, storm water management, and traffic/access improvements subject to approval by the City Engineer;
2. plans for water supply to site subject to approval by the Water Superintendent;
3. Design Review Board approval;
4. development of a Traffic Impact Analysis and implementation of recommendations subject to approval by the City Engineer and Wisconsin DOT;
5. inclusion of bike parking for residents and guests as well as a possible bike share location;
6. obtaining additional licenses and permits.

<b>RESULT:</b>	<b>APPROVED [14 TO 1]</b>
<b>MOVER:</b>	Bobby Pantuso, Alderman
<b>SECONDER:</b>	Allison Byrne, Alderwoman
<b>AYES:</b>	Stippich, Kofroth, Byrne, Causier, Dubinski, Hanson, McBride, Moldenhauer, Pantuso, Roznowski, Tilleson, Walz-Chojnacki, Wilke, Wilson
<b>NAYS:</b>	Walsh
<b>EXCUSED:</b>	Berdan

**FROM THE COMMITTEE ON BUDGET & FINANCE**

1. Resolution authorizing the redemption of General Obligation Promissory Notes, Series 2006, Dated April 1, 2006

**Committee recommended approval 7-0**

**RESOLUTION R-15-12**

WHEREAS, the City of Wauwatosa, Milwaukee County, Wisconsin (the "City") has outstanding its General Obligation Promissory Notes, Series 2006, dated April 1, 2006 (the "2006 Notes");

WHEREAS, the Common Council has determined that it is necessary and desirable to call the 2006 Notes maturing in the year 2015 for redemption on February 25, 2015 with funds of the City on hand;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Milwaukee County, Wisconsin, that the 2006 Notes maturing in the year 2015 are called for prior payment on February 25, 2015 at the price of par plus accrued interest to the date of redemption.

The City hereby directs the City Clerk to work with Hutchinson, Shockey, Erley & Co. to cause timely notice of redemption, in substantially the form attached hereto as Exhibit A and incorporated herein by this reference (the "Notice"), to be provided at the times, to the parties and in the manner set forth on the Notice.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	James Moldenhauer, Alderman
<b>SECONDER:</b>	Gregory Walz-Chojnacki, Alderman
<b>AYES:</b>	Stippich, Kofroth, Walsh, Byrne, Causier, Dubinski, Hanson, McBride, Moldenhauer, Pantuso, Roznowski, Tilleson, Walz-Chojnacki, Wilke, Wilson
<b>EXCUSED:</b>	Berdan

2. Resolution approving the purchase of the Airbus DS Communications VESTA 911 call-handling/processing system from Bay Communications for \$178,611.47

**Committee recommended approval 7-0**

**RESOLUTION R-15-13**

BE IT RESOLVED, by the Common Council of the City of Wauwatosa THAT permission be and the same is hereby granted for appropriate City Officials to enter into an agreement for purchase, installation and maintenance of an Airbus DS Communications VESTA 9-1-1 System from Bay Communications at a cost of \$178,611.47.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	James Moldenhauer, Alderman
<b>SECONDER:</b>	Gregory Walz-Chojnacki, Alderman
<b>AYES:</b>	Stippich, Kofroth, Walsh, Byrne, Causier, Dubinski, Hanson, McBride, Moldenhauer, Pantuso, Roznowski, Tilleson, Walz-Chojnacki, Wilke, Wilson
<b>EXCUSED:</b>	Berdan

3. Resolution approving 2015 sanitary and storm sewer rates

**Committee recommended approval 7-0**

**RESOLUTION R-15-14**

WHEREAS, the Milwaukee Metropolitan Sewerage District has notified the City of Wauwatosa of increases in sewer user charges for 2015 at approximately 11% and 16% increase in storm water; and

WHEREAS, current rates charged to sanitary sewer users in the City of Wauwatosa are not sufficient to pay that portion of the expenses for late sewer user charges charged by the Metropolitan Milwaukee Sewerage District while maintaining the local sewer system within the City of Wauwatosa; and

WHEREAS, recommended rate increases for 2015 sanitary sewer rate and storm water rates are reflected in a January 9, 2015, memorandum of the Finance Director to the Committee on Budget & Finance;

NOW, THEREFORE, BE IT RESOLVED THAT the recommendation of the Finance Director for an increase in the 2015 sanitary sewer rates and storm water rates as reflected in his memorandum of January 9, 2015, a copy of which is attached hereto, is hereby approved.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	James Moldenhauer, Alderman
<b>SECONDER:</b>	Gregory Walz-Chojnacki, Alderman
<b>AYES:</b>	Stippich, Kofroth, Walsh, Byrne, Causier, Dubinski, Hanson, McBride, Moldenhauer, Pantuso, Roznowski, Tilleson, Walz-Chojnacki, Wilke, Wilson
<b>EXCUSED:</b>	Berdan

4. Resolution approving a project substitution in the WI DOT Local Road Improvement Program (LRIP) Project to reconstruct Grand Parkway, and requesting an exception to Trans 75 standards to provide a dedicated bicycle lane

**Committee recommended approval 7-0**

**RESOLUTION R-15-15**

WHEREAS, the City of Wauwatosa has entered into an agreement with the Wisconsin Department of Transportation (WisDOT) is designing a reconstruction at Grand Parkway from 72<sup>nd</sup> Street to 76<sup>th</sup> Street; and,

WHEREAS, this project will be funded in whole or by portion of Wisconsin State or Federal funding; and

WHEREAS, in 2009, Wisconsin Act 28 created Statute 84.01 (35) which requires WisDOT to ensure that bicycle and pedestrian facilities are included in all reconstruction; and,

WHEREAS, Statute 84.01 (35) provides exception conditions under which facilities may be omitted; and

WHEREAS, the City of Wauwatosa has determined that the proposed project at Grand Parkway approximately 72<sup>nd</sup> Street to approximately 76<sup>th</sup> Street meets the conditions of the absence of need exception outlined in Wisconsin Administrative Code, Trans 75.06; and,

WHEREAS, the City Engineer has formed the considered conclusion that project 1501 meets conditions set forth for absence of need exception and recommends that the common council that it likewise form the considered conclusion that this project does indeed meet the exception stated for the exclusion of bicycle facilities within the project; and,

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Wauwatosa hereby sets forth the considered conclusion it has formed that City of Wauwatosa project 1501 indeed meets the requirements of exception for the project located at Grand Parkway approximately 72<sup>nd</sup> Street to approximately 76<sup>th</sup> Street.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	James Moldenhauer, Alderman
<b>SECONDER:</b>	Gregory Walz-Chojnacki, Alderman
<b>AYES:</b>	Stippich, Kofroth, Walsh, Byrne, Causier, Dubinski, Hanson, McBride, Moldenhauer, Pantuso, Roznowski, Tilleson, Walz-Chojnacki, Wilke, Wilson
<b>EXCUSED:</b>	Berdan

5. \*2738 : Campbell Term Sheet

**Committee recommended approval 6-0**

**\*Council may convene into closed session per Wisconsin Statutes 19.85 (1)(e), deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and may reconvene into open session.**

#### **RESOLUTION R-15-16**

WHEREAS, Campbell Capital Group, LLC has proposed a redevelopment of the current buildings and land located at 11011 West North Avenue in the City of Wauwatosa, and has requested tax incremental finance assistance for the creation of structured parking, traffic configuration and site preparation associated with a new residential development on that site; and

WHEREAS, the Budget & Finance Committee has considered the financial viability of providing assistance to promote the development of the Project on this site and has recommended an offer of financial terms for such assistance which are described on the Term Sheet attached hereto and incorporated herein; and

WHEREAS, the Budget & Finance Committee has also recognized the provision of such financial assistance may be aided by the creation of a new tax incremental finance district in the City of Wauwatosa, in order to promote further development in this area of the City of Wauwatosa,

NOW, THEREFORE, BE IT RESOLVED THAT the proposal for development assistance described in the attached Term Sheet for Campbell Capital Group, LLC for the purpose of construction of structured parking, new traffic configurations and site preparation as part of the redevelopment of the current buildings and land located at 11011 West North Avenue into a new residential development, in the City of

Wauwatosa, is hereby approved;

BE IT FURTHER RESOLVED THAT City of Wauwatosa staff are hereby directed to begin the process of creating a new tax incremental finance district in area of 11011 West North Avenue to promote the redevelopment of that area, in order to promote future development of this and other areas along Mayfair Road and North Mayfair Road; and

BE IT FINALLY RESOLVED THAT the appropriate City officials are hereby authorized to draft and execute a Development Agreement with Campbell Capital Group, LLC, or a related party, which incorporates the financial terms and is substantially similar to the attached Term Sheet, as well as the details of the separately-approved planned unit development for the new residential redevelopment at 11011 West North Avenue in the City of Wauwatosa.

<b>RESULT:</b>	<b>APPROVED [11 TO 4]</b>
<b>MOVER:</b>	James Moldenhauer, Alderman
<b>SECONDER:</b>	Gregory Walz-Chojnacki, Alderman
<b>AYES:</b>	Stippich, Kofroth, Byrne, Dubinski, McBride, Moldenhauer, Pantuso, Roznowski, Tilleson, Walz-Chojnacki, Wilke
<b>NAYS:</b>	Walsh, Causier, Hanson, Wilson
<b>EXCUSED:</b>	Berdan

#### 6. Bills & Claims

##### FROM THE COMMITTEE ON BUDGET AND FINANCE

BILLS AND CLAIMS FOR THE PERIOD 01/07/15 - 01/20/15 -

The Committee on Budget and Finance hereby reports to the Common Council that it has examined the accounts of bills and claims and hereby certifies the same as correct and recommends that each of said accounts be allowed and paid.

Total bills and claims for 01/07/15 - 01/20/15: \$41,098,572.25

It was moved by Ald. Causier, seconded by Ald. Dubinski that each and every account of bills and claims be allowed and ordered paid. Roll call vote, Ayes 15

<b>RESULT:</b>	<b>APPROVE [UNANIMOUS]</b>
<b>MOVER:</b>	Kathleen Causier, Alderwoman
<b>SECONDER:</b>	John Dubinski, Alderman
<b>AYES:</b>	Stippich, Kofroth, Walsh, Byrne, Causier, Dubinski, Hanson, McBride, Moldenhauer, Pantuso, Roznowski, Tilleson, Walz-Chojnacki, Wilke, Wilson
<b>EXCUSED:</b>	Berdan

##### FROM THE BOARD OF PUBLIC WORKS

- Resolution awarding the bid for the purchase of emulsion and street patching materials for the 2015 repair season to all five bidders based upon price, convenience, and availability

**Board recommended approval 5-0**

**RESOLUTION R-15-17**

WHEREAS, the Wauwatosa Purchasing Department has requested bids for emulsion and street patching materials for the 2015 spring/summer repair season; and

WHEREAS, each of the five bidders reflected in the memorandum from the Purchasing Department dated January 16, 2015, provide different advantages based upon price, convenience and availability;

NOW, THEREFORE, BE IT RESOLVED that each of the five vendors described in the memorandum from the Purchasing Department are hereby qualified to provide emulsion and street patching materials for the 2015 spring/summer repair season on an as-needed basis, with individual purchases being made on the basis of price, convenience and availability.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	John Dubinski, Alderman
<b>SECONDER:</b>	Dennis McBride, Alderman
<b>AYES:</b>	Stippich, Kofroth, Walsh, Byrne, Causier, Dubinski, Hanson, McBride, Moldenhauer, Pantuso, Roznowski, Tilleson, Walz-Chojnacki, Wilke, Wilson
<b>EXCUSED:</b>	Berdan

2. Resolution accepting a water main easement at UWM Innovation Campus along the south and west sides of the ABB building parcel

**Board recommended approval 5-0**

**RESOLUTION R-15-18**

BE IT RESOLVED, by the Common Council of the City of Wauwatosa THAT permission be and the same is hereby granted to the proper City officials to enter into a water main easement on the ABB parcel at UWM Innovation Campus as more particularly described in documents provided to the Board of Public Works at its January 19, 2015, meeting.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	John Dubinski, Alderman
<b>SECONDER:</b>	Dennis McBride, Alderman
<b>AYES:</b>	Stippich, Kofroth, Walsh, Byrne, Causier, Dubinski, Hanson, McBride, Moldenhauer, Pantuso, Roznowski, Tilleson, Walz-Chojnacki, Wilke, Wilson
<b>EXCUSED:</b>	Berdan

\_\_\_\_\_  
Carla A. Ledesma, CMC, City Clerk

## **Ordinance O-15-1**

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF WAUWATOSA FROM C1 DISTRICT TO C1 DISTRICT/PUD (PLANNED UNIT DEVELOPMENT) OVERLAY AT 7400 WEST STATE STREET, 7430 WEST STATE STREET, 7441 BLANCHARD STREET, 1335 NORTH 74TH STREET, AND 1359 NORTH 74TH STREET (3/4 VOTE REQUIRED)

The Common Council of the City of Wauwatosa do ordain as follows:

Part 1. The Official Zoning Map of the City of Wauwatosa is hereby amended to reflect a Change of Zoning from C1 District to C1 District/Planned Unit Development (PUD) Overlay on the following parcels:

7400 West State Street: SPORLEDERS SUBD E 17.5 FT OF LOT 7 ALL OF LOTS 8 9 10 11 & 12 EXC THAT PART OF LOT 11 LYING W OF W LI OF E 17.5 FT OF LOT 7 EXTENDED N BLK 2 SW 1/4 SEC 22

7430 West State Street: SPORLEDERS LOTS 1 2 3 4 5 & 6 & ALL EXC E 17.5 FT OF LOT 7 & THAT PART OF LOT 11 LYING W OF W LI OF E 17.5 FT OF LOT 7 EXTD BLK 2 SW 1/4 SEC 22

7441 Blanchard Street: LEGAL DESCRIPTION SPORLEDERS ALL EXC E 54 FT OF LOTS 13 14 & 15 BLK 2 SW 1/4 SEC 22

1335 North 74th Street: LEGAL DESCRIPTION SPORLEDERS E 54 FT OF LOTS 13 14 & 15 BLK 2 SW 1/4 SEC 22

1359 North 74th Street: STICKNEYS SUBD NO 4 LOT 15 & HALF OF VAC ST LYING SW THEREOF EXC NE COR OF LOT 15 DEEDED TO CITY FOR ST SW 1/4 SEC 22

Part II. The City Administrator is hereby directed to change the Official Zoning Map of the City of Wauwatosa to conform to the provisions of the Ordinance, and said Map is declared amended accordingly.

Part III. This ordinance shall take effect on and after its date of publication.

Passed and Dated \_\_\_\_\_

\_\_\_\_\_

City Clerk

Approved \_\_\_\_\_

\_\_\_\_\_

Mayor

This is to acknowledge the receipt of the Protest Petition as attached.

Delivered to Wauwatosa City Clerk by

Barbara E. Schoenher date 12-12-14

Received by:

Carla A. Nedlesma date 12-12-14

14 12 2014 10:27 AM WPS O/EK

Original

PROTEST PETITION: We the below signed owners of the land area immediately adjacent and extending 100 feet from the subject property or of the land directly opposite from the subject property and extending 100 feet from the street frontage of the opposite land hereby object to the requested zoning change of the subject property (7400-7430 W. State St. Wauwatosa, WI). The requested zoning change is from C1 District to C1 District/Planned Unit Development (PUD) Overlay as the proposed development exceeds the density standard and maximum building height allowed under the C1 regulations. This protest petition is being submitted as per Wauwatosa, WI Code of Ordinances 24.16.030 sections E.2. and F. 1-3. And WI Statute 62.23 Section 7

	PRINTED NAME	SIGNATURE	ADDRESS	PHONE/EMAIL	DATE
	1. Barbara Schoenherr	<i>Barbara Schoenherr</i>	1324 N. 74th St	(414) 771-3222	11/25/14
	2. Robin Mello	<i>Robin Mello</i>	7339 St James St	414 476 0421	11/25/14
	3. Bernard Grimm	<i>Bernard Grimm</i>	7325 BLANCHARD ST	774-1299	11/25/14
(see #20)	4. Russ Drover	<i>Russ Drover</i>	7530 W. Forest	482-1500	11/25/14
over 100ft	5. Rudy Cure	<i>Rudy Cure</i>	7019 MILWAUKEE AVE	414-323-9896	11/25/14
over 100 feet on a main thoroughfare	6. Anna Jafedyn	<i>Anna Jafedyn</i>	7017 Milwaukee Ave	414 588 1025	10/25/14
"	7. Ellen Saksef	<i>Ellen Saksef</i>	1531 N. 70 St.	414-975-3206	11/25/14
> 100ft	8. Michele Braze	<i>Michele Braze</i>	1511 N 70th St	414 550 6868	11/25/14

14 12:28 PM 11/25/2014 COMMUNITAS CLERK

Circulated by  
*Bernard Grimm*

PROTEST PETITION: We the below signed owners of the land area immediately adjacent and extending 100 feet from the subject property or of the land directly opposite from the subject property and extending 100 feet from the street frontage of the opposite land hereby object to the requested zoning change of the subject property (7400-7430 W. State St. Wauwatosa, WI). The requested zoning change is from C1 District to C1 District/Planned Unit Development (PUD) Overlay as the proposed development exceeds the density standard and maximum building height allowed under the C1 regulations. This protest petition is being submitted as per Wauwatosa, WI Code of Ordinances 24.16.030 sections E.2. and F. 1-3.

- | PRINTED NAME                 | SIGNATURE                       | ADDRESS                                      | PHONE/EMAIL          | DATE      |
|------------------------------|---------------------------------|--|----------------------|-----------|
| 9. Terry Feezor              | <i>Terry Feezor</i>             | 7350 W. State<br>Wauwatosa, WI<br>53213      | 414-259-9420         | 12-1-14   |
| 10. RICHARD HEDDERMAN        | <i>Richard Hedderman</i>        | 7339 ST. JAMES ST.<br>WAUWATOSA, WI<br>53213 | 414-496-0421         | 12-1-14   |
| 11. Dan Busst                | <i>Dan Busst</i>                | 7404 Blanchard St<br>Wauwatosa, WI<br>53213  | (414) 975-8446       | 12/3/14   |
| 12. Elizabeth Gizewski       | <i>Elizabeth Gizewski</i>       | 7404 Blanchard St<br>Wauwatosa WI 53213      | etgizewski@yahoo.com | 12/3/14   |
| 13. CARL KOMP                | <i>Carl Komp</i>                | 7450 BLANCHARD ST<br>WAUWATOSA 53213         | 257-1567             | 12-3-14   |
| 14. Margaret Komp            | <i>Margaret Komp</i>            | 7450 Blanchard St.<br>Wauwatosa, WI 53213    | 257-1567             | 12/3/14   |
| 15. RICHARD PROMSIEWICZ, JR. | <i>Richard Promsiewicz, Jr.</i> | 7309 Blanchard St.<br>Wauwatosa, WI 53213    | 414 282 9500         | 12/3/2014 |
| 16. Sara Mania               | <i>Sara Mania</i>               | 7309 Blanded St<br>Wauwatosa, WI 53213       | 414-282-9500         | 12/3/2014 |

14 12 2014 11:06 AM WATSON CLERK

Circulated by  
*Bernard J. Gremm*

PROTEST PETITION: We the below signed owners of the land area immediately adjacent and extending 100 feet from the subject property or of the land directly opposite from the subject property and extending 100 feet from the street frontage of the opposite land hereby object to the requested zoning change of the subject property (7400-7430 W. State St. Wauwatosa, WI). The requested zoning change is from C1 District to C1 District/Planned Unit Development (PUD) Overlay as the proposed development exceeds the density standard and maximum building height allowed under the C1 regulations. This protest petition is being submitted as per Wauwatosa, WI Code of Ordinances 24.16.030 sections E.2. and F. 1-3.

	PRINTED NAME	SIGNATURE	ADDRESS	PHONE/EMAIL	DATE
17.	Lish Ann Tatnall	<i>Lish Ann Tatnall</i>	7410 Blanchard	414 2079361	12/4/14
		<i>Katana</i>	759 53213	katatnall@yahoo.com	
18.	Ryan McLaren	<i>Ryan McLaren</i>	7418 Blanchard	414-322-0095	
19.	KERRI LINTOTT	<i>Kerri Lintott</i>	7430 BLANCHARD ST	414-771-1775	12/4/14
20.	Russ Droner	<i>Russ Droner</i>	7530 W State St	414 4538100	12/4/14
21.	Kirk Tatnall	<i>Kirk Tatnall</i>	7410 Blanchard	414-395-5475	12/5/14
22.	Kathleen S Sheeley	<i>Kathleen S Sheeley</i>	1345 N 74 <sup>th</sup>	414-774-1262	12/5/14
23.	John S Sheeley	<i>John S Sheeley</i>	7433 Blanchard	414-774-1262	
24.	Jeanne Bartolucci	<i>Jeanne Bartolucci</i>	7434 Blanchard St.	414-698-4314	
25.	James Milbauer	<i>James Milbauer</i>	7460 Blanchard st	(414) 807-9088	
26.	Tim Kalmer	<i>Tim Kalmer</i>	7443 Blanchard ST	(414) 795-1172	

Circulated by  
Bernard Trumm

PROTEST PETITION: We the below signed owners of the land area immediately adjacent and extending 100 feet from the subject property or of the land directly opposite from the subject property and extending 100 feet from the street frontage of the opposite land hereby object to the requested zoning change of the subject property (7400-7430 W. State St. Wauwatosa, WI). The requested zoning change is from C1 District to C1 District/Planned Unit Development (PUD) Overlay as the proposed development exceeds the density standard and maximum building height allowed under the C1 regulations. This protest petition is being submitted as per Wauwatosa, WI Code of Ordinances 24.16.030 sections E.2. and F. 1-3.

PRINTED NAME SIGNATURE ADDRESS PHONE/EMAIL DATE

26

27

27. FAYE MIRR 7336 St James 453-0552 10/9/14  
Faye Murr (8316 Portland Av.) (Lions Club)

28. MATT EBL 7323 St. James St. 262.305.3738 12/9/14  
Matt Ebl ST. JAMES ST

29. Cynthia A. Amore 7331 Saint James 414 526 3013 10-11-14  
Cynthia Amore

30.

31.

32.

14 12 2014 11:03 AM

Circulated by  
Barbara E. Schoenher

Circulated by  
Bernard J. Primm

**Ordinance O-15-2**

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF WAUWATOSA FROM M1 DISTRICT TO M1 DISTRICT/PUD (PLANNED UNIT DEVELOPMENT) OVERLAY AT 11011 WEST NORTH AVENUE

The Common Council of the City of Wauwatosa do ordain as follows:

Part 1. The Official Zoning Map of the City of Wauwatosa is hereby amended to reflect a Change of Zoning from M1 District to M1 District/Planned Unit Development (PUD) Overlay on the following parcel:

11011 West North Avenue

NE 1/4 SEC 19-7-21, COM AT INTERSECTION OF A LI 50 FT W OF C/L OF C & NW TRANS CO. ROW WITH S LI OF W. NORTH AVE., TH S 544.5 FT, W 400 FT N 544.5 FT, TH E TO POC. INCLUDING EASEMENT

Part II. The City Administrator is hereby directed to change the Official Zoning Map of the City of Wauwatosa to conform to the provisions of the Ordinance, and said Map is declared amended accordingly.

Part III. This ordinance shall take effect on and after its date of publication.

Passed and Dated \_\_\_\_\_

\_\_\_\_\_  
City Clerk

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

**Carla Ledesma**

---

**From:** Sue Kane <kane7532@sbcglobal.net>  
**Sent:** Monday, January 12, 2015 2:40 PM  
**To:** "kcausier"@wauwatosa.net; Tim Hanson; Gregory Walz-Chojnacki; Carla Ledesma; SaveTosaVillage@gmail.com  
**Subject:** State Street Station project

To all: A resident of the village area of Wauwatosa for almost 50 years, I oppose the introduction of this large commercial development into our historic village area. I recently read in the paper of a plan to build many apartments in the Mayfair Collection neighborhood. Good!

That area needs development. Apartments there will add to the tax base. A dull, blighted area will become interesting and useful.--- Not so in our smaller-scaled, historic, busy, successful Wauwatosa. We have a unique, and valuable, character here. Keep it! Susan A. Kane,  
7522 Lincoln Place, Wauwatosa WI 53213

## Carla Ledesma

---

**From:** Kathleen Ehley  
**Sent:** Tuesday, January 06, 2015 8:52 PM  
**To:** 'smorgan31@wi.rr.com'  
**Cc:** Carla Ledesma  
**Subject:** RE: Online Form Submittal: Contact \* Kathleen Ehley

Sue,  
 Thank you for your thoughts and openness to the possibilities. Appreciate your taking the time to write.  
 Sincerely,

Kathy Ehley

Mayor, City of Wauwatosa  
 7725 W North Ave, 53226  
 414-479-8915

It is amazing what you can accomplish if you do not care who gets the credit. - Harry S Truman

---

**From:** noreply@civicplus.com [mailto:noreply@civicplus.com]  
**Sent:** Tuesday, December 16, 2014 9:37 PM  
**To:** Kathleen Ehley  
**Subject:** Online Form Submittal: Contact \* Kathleen Ehley

If you are having problems viewing this HTML email, click to view a [Text version](#).

## Contact \* Kathleen Ehley

### Contact Information

Name: *	Sue Morgan
Address: *	7212 Hillcrest Drive
City: *	Wauwatosa
State: *	WI
Zip Code: *	53213
Telephone Number: *	414-453-1214
Email: *	<a href="mailto:smorgan31@wi.rr.com">smorgan31@wi.rr.com</a>

### Questions or Comments

An Email will be sent to the following city staff member: \* [Kathleen Ehley \✓]

Please leave your comments or questions below: \*

This email is to Mayor Ehley and the members of the Planning Commission and the city council: I had been opposed to State St. Station plan because it was to be five stories. I was one of those holding a "No more than 3 stories" sign this evening, however I was relieved to hear that a plan for four stories is possible. Four stories is far more agreeable to me than 5. It would lessen the impact of the sheer mass of the building. Aesthetically the building doesn't seem to be consistent with the warmer, friendlier atmosphere of the village but I am not an architect and cannot judge the quality of the design especially as I haven't seen a close up view.

\* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://wauwatosa.net/Admin/FormHistory.aspx?SID=31364>

The following form was submitted via your website: Contact \* Kathleen Ehley

Name:: Sue Morgan

Address:: 7212 Hillcrest Drive

City:: Wauwatosa

State:: WI

Zip Code:: 53213

Telephone Number:: 414-453-1214

Email:: [smorgan31@wi.rr.com](mailto:smorgan31@wi.rr.com)

An Email will be sent to the following city staff member:: Kathleen Ehley

Please leave your comments or questions below:: This email is to Mayor Ehley and the members of the Planning Commission and the city council:

I had been opposed to State St. Station plan because it was to be five stories. I was one of those holding a "No more than 3 stories" sign this evening, however I was relieved to hear that a plan for four stories is possible. Four stories is far more agreeable to me than 5. It would lessen the impact of the sheer mass of the building. Aesthetically the building doesn't seem to be consistent with the warmer, friendlier atmosphere of the village but I am not an architect and cannot judge the quality of the design especially as I haven't seen a close up view.

Additional Information:

Form submitted on: 12/16/2014 9:36:40 PM

Submitted from IP Address: 98.144.81.105

Referrer Page: <http://wauwatosa.net/Directory.aspx?did=22>

Form Address: <http://wauwatosa.net/Forms.aspx?FID=284>

## Carla Ledesma

---

**From:** mo <mogilsid@peoplepc.com>  
**Sent:** Tuesday, January 06, 2015 2:20 PM  
**To:** Carla Ledesma  
**Subject:** Fw: State Street Station

-----Forwarded Message-----

>From: mo <mogilsid@peoplepc.com>  
 >Sent: Jan 6, 2015 2:10 PM  
 >To: cledsma@wauwatosa.net  
 >Cc: savetosavillage@gmail.com, barbeschoenherr@att.net  
 >Subject: State Street Station  
 >  
 >To all City Council members:  
 >  
 >Like many Tosa citizens, I am opposed to this project in its current state. There are many unanswered questions and misleading data on which you may be basing your opinion to go ahead with this project. This includes the traffic study and city engineering data.  
 >  
 >We the people, remember us, spoke out at the council meetings, myself included, to limit the size and scope of this project. We are not asking to eliminate the development of this area; just that you keep in mind the impact it will have in the future of our village. Quaintness and the ambiance of our beautiful village will be gone forever. Public parking will be reduced in an already "parking shortage" area. This building will increase traffic ten-fold, which will cause delays in rescue vehicles getting thru to potentially save many lives. Then there is the issue of the 2-story underground parking. Have you already forgotten the rainstorm of 2010 and the flooding that occurred in the village and surrounding homes of this flood plane area? And what about the impact of the hundreds of people occupying the rentals and businesses. They will create a vast amount of waste water, putting additional stress on the sewer system.  
 >  
 >For all these reasons, I ask that you reconsider the current proposed 5-story project. Keep it to 3 stories or less, and nix the underground parking.  
 >  
 >Let me also remind you that you are elected officials; you are there to act on our behalf to support what is good for your community. If you choose to support this 5-story project, don't expect to keep your post when it comes up for re-election.  
 >  
 >Vote with your head and heart. Keep our village safe, and sustain the charm and ambiance we have come to know, love, and cherish.  
 >  
 >Thank you for your time and consideration.  
 >  
 >Maureen Lesky  
 >2546 N. 70th

Communication: Email from Maureen Lesky, 2546 N. 70th Street, opposing the State Street Station development (APPLICATIONS,

## Carla Ledesma

---

**From:** noreply@civicplus.com  
**Sent:** Monday, January 05, 2015 6:39 PM  
**To:** Carla Ledesma  
**Subject:** Online Form Submittal: Contact \* Carla Ledesma

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Contact \* Carla Ledesma

#### Contact Information

Name: *	Ann Heidkamp
Address: *	7329 W. Lloyd St
City: *	Wauwatosa
State: *	WI
Zip Code: *	53213
Telephone Number: *	414-771-8099
Email: *	heidkama@wi.rr.com

#### Questions or Comments

An Email will be sent to the following city staff member: \* [Carla Ledesma \/]

Please leave your comments or questions below: \*

(Copy of Email sent to Alderpersons Moldenauer and Stippich) I know there is a lot of discussion going on about the proposed mixed use development in the village. I would like to register my support for this project in terms of its design. I do not feel that a portion of the building being 5 stories high is too high for that location - it is at the bottom of the hill and there is relatively little other residential property near-by. As for the objections that it would detract from our "charming, quaint, and historic village" I disagree! An attractive modern building with green space/public space as indicated in the proposal will make the village a more dynamic place, bring more residents into the area and enhance the business district. Historic and modern can work together well. I have no comment to make about the developer's desire for TIF funding - that is in my mind a separate question that I will leave up to the public officials. So I hope that you will support this plan based on the design and do due diligence in terms of the TIF financing. I will have no problem if this project is rejected for financial reasons but I will be disappointed if it is rejected solely based on the proposed design as not suitable for the village.

\* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://wauwatosa.net/Admin/FormHistory.aspx?SID=31494>

The following form was submitted via your website: Contact \* Carla Ledesma

Name:: Ann Heidkamp

Address:: 7329 W. Lloyd St

City:: Wauwatosa

State:: WI

Zip Code:: 53213

Telephone Number:: 414-771-8099

Email:: heidkama@wi.rr.com

An Email will be sent to the following city staff member:: Carla Ledesma

Please leave your comments or questions below:: (Copy of Email sent to Alderpersons Moldenauer and Stippich)

I know there is a lot of discussion going on about the proposed mixed use development in the village. I would like to register my support for this project in terms of its design. I do not feel that a portion of the building being 5 stories high is too high for that location - it is at the bottom of the hill and there is relatively little other residential property near-by. As for the objections that it would detract from our "charming, quaint, and historic village" I disagree! An attractive modern building with green space/public space as indicated in the proposal will make the village a more dynamic place, bring more residents into the area and enhance the business district. Historic and modern can work together well. I have no comment to make about the developer's desire for TIF funding - that is in my mind a separate question that I will leave up to the public officials.

So I hope that you will support this plan based on the design and do due diligence in terms of the TIF financing. I will have no problem if this project is rejected for financial reasons but I will be disappointed if it is rejected solely based on the proposed design as not suitable for the village.

Additional Information:

Form submitted on: 1/5/2015 6:38:51 PM

Submitted from IP Address: 98.144.90.66

Referrer Page: <http://wauwatosa.net/Directory.aspx?did=6>

Form Address: <http://wauwatosa.net/Forms.aspx?FID=71>

Carla Ledesma

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From: Mike Arney <iammike2350@gmail.com>  
 Sent: Sunday, January 04, 2015 10:12 PM  
 To: tony@hsi-properties.com  
 Cc: Kathleen Causier; John Dubinski; Carla Ledesma  
 Subject: Geothermal/ passive solar resources for State Street Station  
 Attachments: Wisconsin and other Midwestern states green building policies-1.docx

Hi Tony,

Since we talked last month at the Enclave, I wanted to pass along some information about geothermal in particular, but also passive solar.

Our home's geothermal work was done by [Mark Doll](#) and Professional Geothermal. Mark was great to work with. He has also done large scale projects. I mentioned State Street Station to him, and he said that mixed use residential/ commercial can be ideal for geothermal. He also said there are accelerated depreciation tax incentives if HSI plans to hold onto the property for 5 years or more.

I don't know anyone who works with passive solar personally, but I'm sure [the folks who designed the Clock Shadow building](#) know all about this.

It really bothered me when you said in a previous project, geothermal had a 15 year payback, but that was not enough to make it work for you. If the building is there for 60 years, someone is paying the cost of your design decisions for 60 years. Even if you plan to get out after 10 years or so, I would have hoped that money-saving investments would increase the value of the property enough to make them worthwhile. Apparently that's not always how it works -- it seems like a failure of the free market.

I'm pointing out the geo and passive solar because these need to go in during the initial design and construction. Efficient fridges, washers, and lighting are great, but they can all be retrofit without too much trouble. No-one is going to put in a loop field under the basement or redo the building facade once construction completes.

Of course I would be interested in other ideas you have for minimizing resource use in the project, from those fridges to green roofs to solar water/ PV to use of local/ recycled materials in the construction etc. Personally I've been looking for a way to invest in "community solar" -- if there were some way for me to invest in solar panels on your building, I would be very interested in that (our house is shaded to the south). And as discussed, LEED certification is not perfect, but it would be an "official" indication that sustainability criteria had been met.

Anyway -- I hope you will at the least get a couple estimates of the costs and savings associated with geothermal and passive solar. It would make me very proud to have this structure right around the corner from me designed in a way that we will look at 35 years from now (when, God willing, carbon emissions have been cut by 80% from current levels), and say, "They did that one right."

Mike Arney  
 1447 Saint Charles Street, Wauwatosa, WI  
 414-771-8850

Communication: Email from Mike Arney, 1447 St. Charles Street, offering geothermal/passive solar resources for the State Street Station

(PS I'm cc'ing my Alderpeople as well as the City Clerk for the record. In a perfect world there would be forward-looking public policy that would require or strongly incentivize technologies that minimize resource use. To that end, I'm also attaching a document sent to me by David Sheridan of the US Green Building Council, listing green building policies for Wisconsin and neighboring states).

## Carla Ledesma

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**From:** Julie Jordan Brown <medart@earthlink.net>  
**Sent:** Sunday, January 04, 2015 4:54 PM  
**To:** savetosavillage@gmail.com; Carla Ledesma  
**Subject:** FW: State Street Station

----- Forwarded Message

**From:** Julie Brown <[medart@earthlink.net](mailto:medart@earthlink.net)>  
**Date:** Wed, 10 Dec 2014 21:26:06 -0500  
**To:** Kathleen Causier <[kcausier@wauwatosa.net](mailto:kcausier@wauwatosa.net)>  
**Conversation:** State Street Station  
**Subject:** Re: State Street Station

Kathy,

Thank you for your thoughtful response. I have paid particular attention to 4 and 5 story apartment buildings of similar style in Madison near my office. I cannot imagine a 5 story building of this scope in our charming village. In my opinion it would be a mistake to approve a 5-story building on this busy intersection.

Thank you for your community service,  
 Julie Brown

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**From:** Kathleen Causier <[kcausier@wauwatosa.net](mailto:kcausier@wauwatosa.net)>  
**Date:** Tue, 9 Dec 2014 03:29:29 +0000  
**To:** Julie Brown <[medart@earthlink.net](mailto:medart@earthlink.net)>  
**Subject:** RE: State Street Station

Julie,

I am sorry to have taken so long to respond to your email but I lost track of it and just noticed it tonight. It seems appropriate to respond however, since the developers are returning to the Community Development committee tomorrow night with answers to questions and a slightly revised plan.

The proposed building is not literally extending curb-to-curb. The northeast corner, where Blanchard and 74th intersect, is remaining open for a pocket park. A minor detail but one I wanted to point out.

I share your concern about the size of the project and have been listening hard to all who have contacted me. The developers will bring a slightly revised design tomorrow. This design has slightly shrunken the building but even the developers acknowledge that the reduction is small. What will likely change more is the number of units the building is divided into. HSI is steadfast in saying that taking off one floor of housing will result in them having to also remove one level of parking. This will mean that tenants will park on the outside lot that was initially proposed as free public parking. This will increase the parking impact on the surrounding neighborhood if the 70 free spaces are eliminated. These are the choices the committees will be grappling with.

I am not defending the developer's positions I am hoping to just share the thoughts and explanations they have shared with us. I hope this information is helpful.

Please stay in touch.

**Kathy Causier**

**Aldерwoman, 2nd District**  
**414-771-0123 Home**  
**414-491-9286 Cell**

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**From:** Julie Jordan Brown [[medart@earthlink.net](mailto:medart@earthlink.net)]  
**Sent:** Tuesday, November 18, 2014 12:09 PM  
**To:** Kathleen Causier; John Dubinski  
**Subject:** State Street Station

Thank you for serving on the Common Council! I appreciate your dedication to Tosa.

I cannot attend the meeting tonight to voice my opinion, but I am opposed to the current plan for State Street Station. The plans are not in keeping with the Tosa village area's charm and the scale of surrounding buildings. The proposed design is simply too large for this location—curb to curb in every possible direction AND five stories.

I don't care for the excuse developers make when they say unless we build it this large there is not enough profit. I am grateful that our alderpersons are not responsible for making sure developers are profitable. This is a poor excuse for a design that does not fit the location. The old saying about the three most important things to consider with real estate are location, location and location. The same is true for proposed plans—does it fit the location, does it fit the location . . .

Regards,  
 Julie Brown  
 2021 Pleasant St.

----- End of Forwarded Message

Communication: Email from Julie Brown, 2021 Pleasant Street, opposing the State Street Station development (APPLICATIONS,

Carla Ledesma

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From: Terry <terbear40@aol.com>  
 Sent: Sunday, January 04, 2015 4:06 PM  
 To: Carla Ledesma  
 Subject: State Street Station

Hi,

My name is Terry Feezor, I live at 7350 W State Street, Wauwatosa, WI 53213.

This is just a letter to say I strongly oppose the current plan for the State Street Station. I'm sure you have had many letters from neighbors who are not happy with this project either as it stands, plus some who feel this is a great idea. This needs to be put on hold, slow things down and figure out what is the right thing to do here. Stop the Rush!!!!

My main concerns have been from day one, the height and density of this project. the new traffic problems that will generate in regards to hundreds of tenants, their friends and family filtrating the village. Putting a stop light on 72nd & State doesn't fix the traffic problem, it will help that specific area, 72nd & State, but I don't see how that traffic light will help the traffic issue up in the village and on 74th & State, St James and Blanchard. A traffic light will not help us neighbors who live on the streets surrounding this complex with hundreds of cars in and out of this structure daily. On the last proposal they have the Chase Bank 2 way -2 lane drive thru 5 feet north of my drive way. This is a little close for comfort here.

This building they have proposed as is, does not fit in the village. I am not against something new on the block, but I do not approve what they have planned for the village. It is insane. This will irreparably harm the quaintness which is the appeal of the village that brings so many people in to eat and shop. They need to scale it down much more than what we have seen at the past meetings.

I have personally invited the HSI folks a few weeks ago at the Enclave meeting, to come pitch a tent and live on the corner for a week to get a reality check. They keep comparing the Enclave complex to the State Street Station. Most of these folks do not live here or work here so they do not know what the impact of a project this size, will have on the village and the surrounding neighborhood which I call my home.

Sincerely,

Terry Feezor

Communication: Email from Terry Feezor, 7350 W. State Street, opposing the State Street Station development (APPLICATIONS,

Carla Ledesma

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**From:** Christopher Sharkey-Stowe <chrisstowe@sbcglobal.net>  
**Sent:** Sunday, January 04, 2015 12:28 AM  
**To:** Carla Ledesma  
**Subject:** State Street Plan

Dear City Council Members,

My name is Kathryn Stowe and I am deeply opposed to the planned structure for state street. My bank is there and I am considering having to switch banks because the parking is already difficult. I believe making this five story structure will make parking even worse even if it is underground parking. Also, the traffic for the village is already congested and will be made worse during and after construction of the building. If this is built I will not be giving business to the village of Wauwatosa, which I have been going to for fifty plus years. Please consider the residents that would also have to live through this construction and their properties as well.

Sincerely,

Kathryn Stowe

Communication: Email from Kathryn Stowe opposing the State Street Station development (APPLICATIONS, COMMUNICATIONS, ETC.)

**Richard Hedderman 7339 St. James Street Wauwatosa, WI 53213 414.476.0421  
rhedderman51@gmail.com**

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**Regarding the State St. Station Proposal:**

I'll preface my remarks by stating that I served for three years on the planning board of Albany, NY, the capitol city of that state. Thus, in my view, this proposal never should have made it onto the agenda as it is utterly out of proportion for the character and capacity of our neighborhood.

This is an unnecessary and precipitous proposal. It does not take into account the quality of life of the residents of the neighborhood, and its only motive is PROFIT, profit for a small group of individuals who don't even live here. The motive for this proposal is not the benefit and welfare of our community. If it were, they'd be proposing a park instead of a structure so ill suited to our community and what it can bear.

The individuals in question have shown up with a slick-looking design and an impressive set of figures, all of which they hope will sell their proposal without engaging in due responsibility toward those of us who live here. Along with so many of my neighbors who have already made their voices clear, I resent the impulse of a group of people who don't live here to line their pockets with cash at the expense of my quality of life and my property values.

It is illuminating to note that the only individuals we've encountered who think this proposal is a good idea are those who don't live near it, and won't be impacted by the deleterious effects of an arrogant and wasteful structure that is too outsized, too dense for the site and which fails to accommodate the character of the community it will impact.

Of primary concern is traffic. As many of you have likely observed, traffic in downtown Tosa—especially in the afternoons and evenings, and now early mornings, as well—is regularly overwhelming with backups commonly extending for a half mile or more in either direction from the downtown center. This proposal will do nothing to reduce that congestion. It will worsen it.

City planners have not adequately thought through the impact of this development on what is already an over-stressed infrastructure in the Village district. We find it unsettling that the proposal has not been appropriately considered as a component of an integrated, thoughtful concept for our neighborhood.

The planning board has not yet figured out what to do with downtown Tosa. They don't know how to proceed, but are nonetheless considering a proposal that could have a catastrophic, irreversible impact on our neighborhood and the quality of life for those of us who actually live there.

*Hedderman—State St. Station proposal response*

If there is, as I understand, a long-range concept for the renovation of the downtown Village district, that's fine; it's a worthy and sensible undertaking. Finding a way of bringing downtown Tosa into a new phase, in my view, is a good problem to have.

But don't go about it backwards. Accomplish what you need to in the renewal of the Village district, get the infrastructure under control then look at the proposals on the table and determine what fits properly and sensibly with the overarching plan and the character of the neighborhood.

Additionally, I do not believe that the developers—nor other parties associated with this proposal—have actually been thoroughly forthcoming about the public funds this project would incur. This issue needs to be brought to light and thoroughly explored in a public forum before the City proceeds.

I'd like to express my thanks to the Alders for their attention in this matter, specifically Alder Causier who has expended the time and energy necessary to assess the concern of those of us who live near the proposal site.

But until the City figures out what it's doing with downtown, and how it's going to do it, this proposal must be rejected.

Thank you for your attention.

Sincerely,

Richard Hedderman

Carla Ledesma

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From: jeanne jarecki <ricknjeanne@outlook.com>  
Sent: Tuesday, January 13, 2015 8:19 AM  
To: Carla Ledesma  
Subject: State Street Station

Please build a building that is proportionate to your original recommendation of 35 units. Jeanne Jarecki

Communication: Email from Jeanne Jarecki supporting a reduced State Street Station development (APPLICATIONS, COMMUNICATIONS,

## Carla Ledesma

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**From:** Meg Steimle <msteimle2@me.com>  
**Sent:** Monday, January 12, 2015 7:27 PM  
**To:** Matthew J. Stippich  
**Cc:** Carla Ledesma  
**Subject:** State Street Station comments

Dear Matt,

First let me say thank you for listening to your constituents related to the State Street Station project.

Unfortunately it appears that the developer is still not listening. Based on my review of the materials provided on the city website, this development is still huge. And if I am not mistaken, the development exceeds the city's strategic plan for the number of units per acre called for in the city's own plan. This seems rather strange and disappointing that you and your colleagues are not following the plan that has been set for Wauwatosa's residential development.

The new design, although smaller than the original, is still taller than Waterstone Bank. I wonder if the developer has presented anything smaller that reflects the city's own guidelines for residential units per acre? Or to use the previous design and scale it down still providing the visual variety so it doesn't look so massive? The Wauwatosa Comprehensive and Village Strategic plan indicates based on definition in the plan, a limit of 35 units per acre. That would make the proposed 150 units more than double the density approved in the strategic plan. This seems like a really bad decision.

I am in opposition to the revised plan proposed by the developer and hope that you and your fellow alders will be as critical of what is being proposed as my self and many other constituents.

Of additional concern would be if the developer would be requesting public financing and you are not holding them accountable to the limits the city plan has put on units to be built.

Thanks for your attention to my views.

Margaret M. Steimle  
 2015 Wauwatosa Ave.  
 Wauwatosa, WI 53213  
 414-774-0175  
 Msteimle2@me.com

1/13/15

Dear Wauwatosa clerk  
RE: State Street Station

Dear Representative:

Please include in this evening's community development web portal attachments.

IT IS ESSENTIAL TO HAVE BETTER GUIDELINES IN PLANNED UNIT DEVELOPMENT OVERLAYS TO AVOID CONFLICTS BETWEEN PROPERTY OWNERS WITHIN 1000 FT AND THE DEVELOPER.

In 2001 in order to establish in cities of 12,500 residents or larger, cities were required to include in their creation of each city's comprehensive plan the goals of a "traditional neighborhood development plan" into zoning. (section 66.1027 of WI state statue)

Yet the city has not chosen to delineate in a direct manner into their comprehensive plan. It is not enough to include completeness, walk ability bicycle lanes and rakes. This is not sufficient protection and equal protection to property owners within 1000 ft. of the development and moreover within the historic village center as well. We need a reasonable compromise for what the developer is led to believe what it can do and what the city will allow them to do. I maintain that residents within 1000 ft of this development that are opposed be treated equally

We need to do what other Wisconsin cities have done in the best interest of their cities by establishing measures that allow the principles of a "traditional neighborhood plan" to be used as guidelines for a "planned development overlay" Furthermore, even the city's present comprehensive plan indicates to limit the height of buildings in this plan area to 2-3 stories fronting on Wauwatosa Ave across from Waterstone Bank and yo mama's and no further plan show development fronting on the parcels that are to the north of the State St parcels shown on page 91 of the village trade plan. And only on the parcel where US Bank is, a mid-rise building also on page 91. And further on page 93 mentions a scale for the vacant firehouse lot consistent with the village center and no higher than 3 stories. This is the same zoning area so why is it different for State Street Station I ask a reply?

If a majority of property owners within 1000 ft of this proposal oppose it, then clearly they should be properly represented by council members and have proper zoning to avoid conflict now and in the future.

Sincerely,

Russ Drover, resident owner

## Carla Ledesma

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**From:** Anna Jarecki <ajarecki@accucheckreports.com>  
**Sent:** Tuesday, January 13, 2015 3:14 PM  
**To:** James Moldenhauer; Matthew J. Stippich; Kathleen Causier; John Dubinski; Tim Hanson; Gregory Walz-Chojnacki; Dennis McBride; Michael Walsh; Bobby Pantuso; Joel Tilleson; Jeffrey Roznowski; Allison Byrne; Cheryl Berdan; Jason Kofroth; Jason Wilke; Craig Wilson; Carla Ledesma; kehly@wauwatosa.net  
**Cc:** SaveTosaVillage@gmail.com  
**Subject:** State Street Station  
**Attachments:** Ipetition as of 01.13.2014.pdf

To All Concerned:

I would again like to express my opposition to the most recent iteration of the proposed State Street Station Development project as offered by the developer, HSI.

As was currently presented to the community last week on January 8th, the development still exceeds the scale, mass, height and density standards stipulated by the Village Strategic Plan, as well as guidelines established in the Comprehensive Plan. These deviations will allow for consequences that in my estimation have not been thoughtfully considered – second, third and fourth order effects that will occur, whether intentionally or unintentionally, as a result of overlooking or blatantly ignoring standards established in our city's Strategic and Comprehensive plan documents.

Additionally, I have grave concerns regarding the structure itself; it has evolved into an massive, monolithic grouping of 3 buildings in an otherwise charming and historical village setting.

The density is over twice what has been recommended in the strategic plan for the site, which will necessarily result in a strain and a drain of our city's resources and burden an infrastructure ill –prepared for the massive increase in population. The number of vehicles that this development will bring will inevitably affect safety, as well as create congestion and prolonged delays in entering and exiting the village and the city. Neighboring streets will experience a rise in traffic that is specifically cautioned against in our strategic plan.

I believe that this site should be developed, but remain convinced that this is not the right proposal for the site. I urge the CDC committee to vote against the current iteration of the development proposal and request that the developer attempt to more closely align the development proposal with the Strategic Plan.

I would ask that the council as a whole, as well as the mayor, remember that the citizens who have been expressing their concerns and opposition are looking to all of you to provide strategic leadership with respect to growth and development plans for Wauwatosa. Strategic leadership is a process and a major responsibility, which requires that the leader, or leaders, obtain, through consensus building, the support of key constituents – in this instance – the citizens of Wauwatosa. The outpouring of opposition to this project has been tremendous. In further evidence of that opposition, I have also included a copy of an IPetition with 129 signatures to date (01/13/2015) voicing opposition to the current proposal. Many of these individuals have been unable to attend Community or Council meetings to express their views, but they have taken the time to write emails and/or sign the attached petition.

I respectfully submit their signatures along with my own for your consideration,

Anna Jarecki  
 7017 Milwaukee Avenue  
 Wauwatosa, WI 53213

Communication: Email from Anna Jarecki, 7017 Milwaukee Avenue, opposing the State Street Station development (APPLICATIONS,





This petition has collected  
129 signatures  
using the online tools at [iPetitions.com](http://iPetitions.com)

Printed on 2015-01-13

Communication: Petition of January 13, 2015 opposing State Street Station (APPLICATIONS, COMMUNICATIONS, ETC.)

## State Street Station

About this petition

**The Issue:** A \$40 million, three-building development is proposed at the corner of 7400 W. State Street and Wauwatosa Avenue. The development includes a 5 story, 4 story and a 3 story building, which will contain over 160 residential units and nearly 30,000 square feet of retail space. This development will dwarf the adjacent Village and any other building within miles of the site.

**Concerns: Traffic!** Underground parking planned for this development will accommodate 1.5 cars per unit and has additional spaces for public parking. This will put more cars in an area that already experiences significant daily congestion during rush hours and on weekends. In addition, another three-story housing project is being planned for the lot next to the fire station on the northwest side of the Village. All of this additional traffic will not be limited to the Village. It will affect all arterial roads as well. Residents in the surrounding neighborhoods should understandably be concerned about safety, ease of travel and noise issues.

**The Village Ambiance:** As it is currently designed, this huge project will detract from our Village's historic character and negatively impact the charming, quaint and pedestrian-friendly Village experience. The Strategic Plan for the Tosa Village calls for a "modest development" on this site and adds that any development have "a strong respect and affinity for the scale and quality of the village district." This development is too big for the village!

**Setting a Precedent for Future Development:** If the Common Council approves a project of this size, what's to stop other developers from demanding they be given the same option for their projects?

Need more information?

**Attend a Community Meeting on Jan. 8th at 5:30 pm at the Wauwatosa Lions Club at 7336 St James St.**

**Attend the Community Development Council meeting on Jan. 13th at 7:00 pm at Wauwatosa City Hall**

The latest proposal will be discussed by the developer and council members. This may be the last public opportunity to let your council members know how you feel.

**4. Write your alderperson and share your thoughts.**

**Go to:** <http://www.wauwatosa.net/Directory.aspx?did=51>

**Send a copy of your email to:** [SaveTosaVillage@gmail.com](mailto:SaveTosaVillage@gmail.com).

**If you've already sent an email or letter, please send a copy to Carla Ledesma, village clerk (clesma@wauwatosa.net).**

This will ensure that your letter becomes a part of the official city record, which is much more difficult to ignore! Your alder decides whether or not to submit your letters and emails to the clerk so they become a part of the official record. And to date, it looks as if very few alders have chosen to do so.

## Signatures

1. Name: Anna Jarecki on 2014-12-10 19:29:35  
Comments:

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2. Name: Cathy Braatz on 2014-12-10 20:29:45  
Comments:

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3. Name: Craig Braatz on 2014-12-10 20:31:29  
Comments:

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4. Name: Dustin Falkenberg on 2014-12-10 22:11:13  
Comments:

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5. Name: Michele Duckert-Braze on 2014-12-11 00:37:47  
Comments: Let's not ruin the charm of the Village for the sake of increasing the tax base.!

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6. Name: Sara Mana on 2014-12-11 03:01:08  
Comments:

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7. Name: Richard Protasiewicz on 2014-12-11 03:07:42  
Comments:

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8. Name: Carmen Tracey on 2014-12-11 03:13:49  
Comments:

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9. Name: Anna Jarecki Cure on 2014-12-11 04:16:24  
Comments:

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10. Name: Catrina Braatz on 2014-12-11 08:35:33  
Comments:

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11. Name: Randi Chay on 2014-12-11 11:48:47  
Comments:

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12. Name: Michele Braze on 2014-12-11 15:13:21  
Comments: This is the wrong spot for this development. Let's not kill the thing that brings people into the Village--small town charm-- by plopping a giant modern development onto one end of an already over-trafficed street!

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13. Name: Jill Morin on 2014-12-11 17:44:18  
Comments: Appropriately sized development of this site is what we all want, and not something that will dramatically and negatively impact the village and surrounding

neighborhood!

- 
14. Name: Rudy Cure on 2014-12-11 18:05:40  
Comments: Too big, too dense
- 
15. Name: Michael Brown on 2014-12-11 18:57:41  
Comments: Let Milwaukee have the congestion...keep our village a village!
- 
16. Name: Nancy Welch on 2014-12-11 19:27:26  
Comments: This building is out of scale with the Village and is not in compliance with either the Village Plan or the City's Comprehensive Plan,
- 
17. Name: Catrina Braatz on 2014-12-11 19:36:11  
Comments:
- 
18. Name: lindsey grochowina on 2014-12-11 19:39:14  
Comments:
- 
19. Name: Pam Melton on 2014-12-11 19:39:57  
Comments: I don't want this building one block from my house. I like the peacefulness of our neighborhood. The increase of the amount of people living in the area will leave too much to much activities
- 
20. Name: Michael Melton on 2014-12-11 19:50:48  
Comments: " DON'T WANT IT " !!!!
- 
21. Name: Kelsey morin on 2014-12-11 19:56:41  
Comments:
- 
22. Name: Nichoas Widener on 2014-12-11 20:01:39  
Comments: It is too big. Too much additional traffic. Will inundate the surrounding area with traffic. And has the appearance of corruption considering the council's actions.
- 
23. Name: Kim Widener on 2014-12-11 20:03:57  
Comments:
- 
24. Name: Nick Morin on 2014-12-11 20:18:48  
Comments:
- 
25. Name: Ashley Falkenberg on 2014-12-11 21:00:59  
Comments:
-

26. Name: Jennifer Randall on 2014-12-11 21:09:55

Comments:

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27. Name: Traci Cure on 2014-12-11 21:11:41

Comments:

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28. Name: Jenni Koch on 2014-12-11 21:22:19

Comments:

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29. Name: Catrina Braatz on 2014-12-11 21:29:52

Comments:

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30. Name: Melissa terry on 2014-12-11 22:38:35

Comments:

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31. Name: Sue Martin on 2014-12-11 22:42:23

Comments:

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32. Name: Stephane Fabus on 2014-12-11 22:48:07

Comments:

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33. Name: Rebecca Kemnitz on 2014-12-11 23:02:35

Comments:

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34. Name: Jean Heller on 2014-12-11 23:32:01

Comments:

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35. Name: Jennifer Feely on 2014-12-12 00:00:01

Comments:

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36. Name: Leary Jacobson on 2014-12-12 01:20:13

Comments:

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37. Name: Sarah Schwid on 2014-12-12 01:55:49

Comments:

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38. Name: Bridget High on 2014-12-12 02:14:02

Comments:

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39. Name: Annie Daiker on 2014-12-12 02:35:56

Comments:

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Communication: Petition of January 13, 2015 opposing State Street Station (APPLICATIONS, COMMUNICATIONS, ETC.)

40. Name: Kent Morin on 2014-12-12 03:10:31  
Comments: No more than 3 stories!
- 
41. Name: jeanne jarecki on 2014-12-12 03:24:08  
Comments: the developement is too big
- 
42. Name: richard schmitt on 2014-12-12 03:24:55  
Comments: smaller development please
- 
43. Name: Stacie Gunderson on 2014-12-12 03:50:22  
Comments: why are you ruining out beautiful downtown?!
- 
44. Name: Christine Maltby on 2014-12-12 15:33:07  
Comments: I'm an architect and this plan is considerably to large for our village and Wauwatosa as well. The renderings make it look very enticing but this will destroy the quant area known as the village. We don't need this in Tosa and the development group sees \$\$\$ signs. They don't care about the traffic outcome or space it's going to swallow. I say no!
- 
45. Name: Denise Jenich on 2014-12-12 21:54:08  
Comments:
- 
46. Name: Russ Drover on 2014-12-13 01:52:29  
Comments: It is hard to understand when there is
- 
47. Name: Jennifer Stoebe on 2014-12-13 15:07:38  
Comments: DON'T DO IT, DONT DESTROY TOSA ANYMORE!!!
- 
48. Name: Mary Raebel on 2014-12-13 15:58:36  
Comments: I beleuive the development is too big for the village.
- 
49. Name: Tom Dilworth on 2014-12-13 18:33:15  
Comments: Too big. Not needed.
- 
50. Name: Cheryl Juech on 2014-12-13 18:45:37  
Comments:
- 
51. Name: Julie Brown on 2014-12-14 00:14:18  
Comments: Strategic plans are done for a reason--to honor all community stakeholders. Whenever a developer says--if we don't build it this way at this scale then it is not profitable enough. Developer profitability is not the concern of our city council--the alderpersons are accountable to the entire community.
-

52. Name: Elizabeth Andersen on 2014-12-14 03:20:55  
Comments: This project is too big for this location.
- 
53. Name: Larry Kopperud on 2014-12-15 01:29:46  
Comments: While the developer "answered" the questions that were put before him, the questions were answered only to be favorable to the developer. For example, the developer met with one person who opposed it and she said, "I appreciate the changes you made." There was no corroboration that the person now supported the overall project. The widening of Blanchard Street was presented in a way that it would solve all of the traffic issues. It will not improve any traffic density and rush hour problems on any street other than Blanchard. This development might be acceptable if it was no more than three stories. The perspective pictures and "fly by" model did not show the height of the building compares to the adjacent buildings. It is much too tall.
- 
54. Name: Erika Biemann on 2014-12-15 01:43:55  
Comments: The proposed development is too large for the Wauwatosa Village.
- 
55. Name: Kristine Gehrke on 2014-12-15 02:43:47  
Comments: I am a Tosa resident who not only lives near the Village, but enjoys the convenience and quaintness of the local business district. While the proposed structure and design is quite beautiful, it does not fit with the historic charm. Additionally the added traffic and congestion to an area that already experiences daily backups east and west along State Street during rush hour already, the added influx of cars will make it nearly impossible to maneuver around. A Tosa resident may not have a choice other than to sit in this traffic enroute to their residence. However, the person from another community venturing to the Village to dine/shop may give up on their attempt, or worse stop coming and spending their disposable income. Then it starts affection the economic well being and continued growth of our Village businesses.
- 
56. Name: Cornelia Beilke on 2014-12-15 03:04:18  
Comments:
- 
57. Name: John Horky on 2014-12-15 16:30:23  
Comments:
- 
58. Name: Julie Tramonte on 2014-12-15 18:16:17  
Comments: I'm very concerned about the impact on traffic, size affecting the charm of the neighborhood, how it is contrary to the agreed upon strategig plan for Tosa and how quickly this seems to be snuck in - hoping residents will be too distracted by the holidays to object to this development.
- 
59. Name: L Hanaman on 2014-12-15 20:05:00  
Comments: plz scale itback to complement the village
- 
60. Name: T Hanaman on 2014-12-15 20:06:54

Comments: plz scale the structure to fit with the village instead of tower over it

- 
61. Name: Laura Snyder on 2014-12-15 20:38:28  
 Comments: My husband I strongly oppose the size/scope of this project. This is not a 'modest' development as is outlined in the strategic plan for the village. We support growth, but this is simply too large for the village and surrounding neighborhoods.
- 
62. Name: Aaron Squires on 2014-12-15 20:39:45  
 Comments: Ditto to what my wife (Laura) said!
- 
63. Name: Elizabeth Gizewski on 2014-12-15 21:01:55  
 Comments: Very strongly opposed to a development of this size in our "quaint" village.
- 
64. Name: Maureen L on 2014-12-15 21:49:38  
 Comments: Too tall on such a small lot, not appropriate for this location. This will have many negative implications for too many citizens of Tosa. If the elected officials vote for this, they won't be our elected officials next election.
- 
65. Name: Vicki G on 2014-12-15 22:05:38  
 Comments: Nice looking structure, but not for the village.
- 
66. Name: C Gram on 2014-12-16 00:05:36  
 Comments:
- 
67. Name: Larka Keila on 2014-12-16 00:55:43  
 Comments: Please don't ruin our community with this oversized, unnecessary complex. We already have traffic issues there. This will make it worse than ever!
- 
68. Name: Margaret Komp on 2014-12-16 02:32:58  
 Comments:
- 
69. Name: Carol Hemze on 2014-12-16 03:00:24  
 Comments: We strongly oppose this project. It is too big for the Village.
- 
70. Name: Carl Komp on 2014-12-16 03:03:14  
 Comments: We oppose this development because the scale and scope are too large for the size of the lot. We are also concerned about the increased traffic. The motivation for the development of the site should be what will work best for this location and benefit the village. It should not be motivated by the profit the developer hopes to make by squeezing in as many apartments as they can. The city, it's citizens and the right developer can come up with a plan that agrees with the strategic plan for the Tosa village which calls for "a modest development" on this site that has "a strong respect and affinity for the scale and quality of the Village district."
-

71. Name: Katie Johnson on 2014-12-16 03:28:16  
Comments:
- 
72. Name: Juli on 2014-12-16 03:50:33  
Comments: I oppose this project. The development is too large and will change the mood of our beautiful, historic downtown.
- 
73. Name: Vicki Cicatello on 2014-12-16 05:20:30  
Comments:
- 
74. Name: Teri Eisenhauer on 2014-12-16 14:12:21  
Comments: Opposed to project - way too much for that area.
- 
75. Name: Katie Stowe on 2014-12-16 15:24:13  
Comments: the village ambience will be destroyed.
- 
76. Name: Eileen Early on 2014-12-16 16:50:38  
Comments: I oppose this project. The development is too large and will change the mood of our beautiful, historic downtown.
- 
77. Name: Matt Lopuchovsky on 2014-12-16 20:47:11  
Comments:
- 
78. Name: Maureen Badding on 2014-12-16 21:20:59  
Comments: I don't believe this is an adequate amount of parking for the development in an area where parking is already difficult to find. I also feel there will be too much traffic for what is essentially a two-lane street at the pedestrian crossing at the bridge.
- 
79. Name: Suzanne Haberstroh on 2014-12-16 21:41:11  
Comments: I oppose this project. It is too tall and dense. Please follow the "Strategic Plan for the Tosa Village".
- 
80. Name: Mark Roethle on 2014-12-16 23:53:23  
Comments: I oppose this project.
- 
81. Name: Jonathan Gundlach on 2014-12-17 03:56:07  
Comments: Keep the Village a village! 'No' to this development project!
- 
82. Name: Marcy Minix on 2014-12-17 16:41:46  
Comments: I am opposed to the scale of the development. In addition, I question whether or not apartments are the best use of that parcel or if other developers have ideas that would directly benefit the current residents of Wauwatosa and be a draw for visitors to our unique and charming spot. I don't see how it fits the city's vision for the Village.

- 
83. Name: Bob Buzogany on 2014-12-17 21:47:51  
Comments: buzogany@hotmail.com
- 
84. Name: Amy on 2014-12-17 22:32:22  
Comments:
- 
85. Name: Nicole Fermanian on 2014-12-17 22:36:24  
Comments:
- 
86. Name: Jennifer Harper on 2014-12-17 22:45:12  
Comments:
- 
87. Name: Liz Thimm on 2014-12-17 22:48:10  
Comments:
- 
88. Name: Dale Dulberger on 2014-12-18 03:39:49  
Comments:
- 
89. Name: Susan Zeimet on 2014-12-18 12:28:25  
Comments: The Village has finally become a destination, don't ruin it!
- 
90. Name: Nancy Komp on 2014-12-18 16:23:48  
Comments: It's way too big for the neighborhood.
- 
91. Name: Mahalakshmi on 2014-12-19 19:19:43  
Comments:
- 
92. Name: Mar McIlheran on 2014-12-19 23:25:57  
Comments:
- 
93. Name: Donna Kerr on 2015-01-04 13:24:06  
Comments:
- 
94. Name: Michael Melton on 2015-01-04 16:28:47  
Comments: I am against this development project.
- 
95. Name: Scott Schrank on 2015-01-04 21:03:32  
Comments:
- 
96. Name: Kate Schwartz on 2015-01-04 21:18:28  
Comments: I oppose the project. It makes little sense for the village and a more suitable

design is required. Retail and apartments will add nothing. A kunsthalle, a new library, a community recreation space, a park, an indoor/outdoor market space - these lend better to the well-established and charming euro vibe of the village and could prove a huge economic draw to the area as well as a precedent for neighboring neighborhoods and townships. Don't squander the opportunity on the same old thing. Be creative. Be visionary. Be Wauwatosa.

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97. Name: Tom Gill on 2015-01-05 00:29:59  
 Comments: Too big for our neighborhood. Just because something CAN be done, doesn't mean it SHOULD be done. Consider the people, like myself, who have chose this area and have lived here for 30 years. This proposed project with disrupt the neighborhood and transform it into a traffic feeder for the residents and business of the proposed project.
- 
98. Name: Ruth Dabel on 2015-01-05 12:43:00  
 Comments:
- 
99. Name: Terry DeBord on 2015-01-05 18:09:25  
 Comments: I've lived just blocks from this for the last 17 blocks. I walk/drive this area every single day. You can not at 5 o'clock add 10 more cars to the congestion let along hundreds potentially. This is totally the wrong location or type of development for this are. Retail shops fine, houseing is over the top too much.
- 
100. Name: Javier A. Ibanez-Noe on 2015-01-05 22:45:46  
 Comments: This development is undesirable to the great majority of residents who live near the village
- 
101. Name: Maria Julia Baldor on 2015-01-05 22:59:39  
 Comments:
- 
102. Name: Robin Mello on 2015-01-06 00:10:03  
 Comments: I live at 'ground zero' for this project and am very upset at how this project is being fast-tracked and how the neighbors have been treated in this entire process.
- 
103. Name: Jeffrey J Blawat on 2015-01-06 13:31:52  
 Comments: Not needed, keep it small and historic!!
- 
104. Name: Terese Erny on 2015-01-06 15:03:27  
 Comments:
- 
105. Name: Pamela Melton on 2015-01-06 20:49:24  
 Comments: Please stop the construction of this development. I lived a half of block from where this new development and I don't want the added traffic or noice in my neighborhood. Thank you
-

106. Name: allison wergin on 2015-01-07 15:28:44  
Comments:

107. Name: Richard Hedderman on 2015-01-07 16:35:29  
Comments: This is an unnecessary and precipitous proposal. It does NOT take into account the quality of life of the residents of this neighborhood. It's only motive is PROFIT, not benefit and welfare of our community. City planners have NOT adequately thought through the impact of this development on what is already an over-stressed infrastructure in the Village district, and the proposal has not been appropriately considered as a component of an integrated, thoughtful concept for the our neighborhood. I resent the impulse of a group of people who don't live here to line their pockets with cash at the expense of my quality of life, my tax rates and property values. This proposal must be rejected.

108. Name: Susan Loewenstein on 2015-01-07 18:08:48  
Comments:

109. Name: Penny Mabra and Paul Mabra on 2015-01-07 20:07:54  
Comments: The State Street Station proposal is ridiculous! Think about quality of life rather than dollars.

110. Name: Jen Misiewicz on 2015-01-07 22:25:48  
Comments:

111. Name: Lisa Ferch on 2015-01-08 01:52:13  
Comments: Too much traffic congestion already-a big apartment building would really jam things up.

112. Name: Joanne Shansky on 2015-01-08 04:11:34  
Comments:

113. Name: Lynne Burling on 2015-01-08 14:35:35  
Comments: Stop giving our tax dollars away in the form of TIF'S.

114. Name: Deborah Koontz on 2015-01-10 18:38:51  
Comments:

115. Name: Susan A. Kane on 2015-01-11 17:26:46  
Comments: THIS DEVELOPMENT IS CERTAINLY FAR TOO BIG FOR THIS SITE IN OUR VILLAGE!

116. Name: Denise Olson Jenich on 2015-01-11 19:51:28  
Comments: 8212 Rockway Pl

117. Name: Mark Jenich on 2015-01-11 19:58:17  
Comments:
- 
118. Name: Tim Jarecki on 2015-01-12 01:45:51  
Comments: I reside on Milwaukee Avenue and I strongly oppose this project. The height and density are not in keeping with the Village Strategic Plan and the additional traffic will create congestion, delays and pedestrian safety concerns.
- 
119. Name: Nancy Welch on 2015-01-12 01:48:39  
Comments: This proposal is incompatible with the Village Strategic Plan and should not be approved. NO public funds should be used to promote projects that conflict with adopted plans.
- 
120. Name: mary kartz on 2015-01-12 20:30:35  
Comments: I am opposed the the size of the state street station project
- 
121. Name: Dawn Purpura on 2015-01-12 22:59:51  
Comments:
- 
122. Name: Dan Manole on 2015-01-13 00:12:53  
Comments: This proposal is incompatible with the Village Strategic Plan and should not be approved. I reside on Milwaukee Avenue and I strongly oppose this project. The height and density are not in keeping with the Village Strategic Plan and the additional traffic will create congestion.
- 
123. Name: David Plank on 2015-01-13 01:56:07  
Comments: This project is out of scale with the Village and should comply with the letter and spirit of the Village Plan. As currently designed it will dwarf this historic character of the Village.
- 
124. Name: Gayle Casey on 2015-01-13 02:33:24  
Comments: Let's keep the village pedestrian friendly. This proposed development will bring in more traffic than the village can handle.
- 
125. Name: Margaret Steimle on 2015-01-13 02:37:21  
Comments:
- 
126. Name: Margaret Raasch on 2015-01-13 03:38:59  
Comments:
- 
127. Name: jeanne jarecki on 2015-01-13 14:17:34  
Comments: Please build a building that is proportionate to your original recomendations
- 
128. Name: Pat Ginter on 2015-01-13 16:56:14

Comments:

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129. Name: Therese Gantz de Palma on 2015-01-13 17:43:02  
Comments: I oppose this project

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Communication: Petition of January 13, 2015 opposing State Street Station (APPLICATIONS, COMMUNICATIONS, ETC.)

## Carla Ledesma

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**From:** Rudy Cure <rudy.cure@berengariadevelopment.com>  
**Sent:** Tuesday, January 13, 2015 4:12 PM  
**To:** James Moldenhauer; Matthew J. Stippich; Kathleen Causier; John Dubinski; Tim Hanson; Gregory Walz-Chojnacki; Dennis McBride; Michael Walsh; Bobby Pantuso; Joel Tilleson; Jeffrey Roznowski; Allison Byrne; Cheryl Berdan; Jason Kofroth; Jason Wilke; Craig Wilson; Carla Ledesma; kehly@wauwatosa.net  
**Cc:** SaveTosaVillage@gmail.com, "Jill Morin (jilljmorin@gmail.com); Kent Morin; Anna's Mom  
**Subject:** State Street Station - Opposed

Good evening all,

I would like to express my opposition to the most recent proposed renderings of the State Street Station Development.

These new renderings have become a large monolithic three building triangle that still exceeds the scale, mass, height and density standards within the Village Strategic Plan, as well as guidelines established in the Comprehensive Plan.

The Village spend how many thousands of taxpayers dollars creating the Village Strategic Plan and the Village Comprehensive Plan? The Village has now spent how many more thousands of taxpayers dollars going back and forth on this project? With that being said, any and all projects proposed for this site (and any future projects) should fall within the guideline set by the Village Strategic Plan and the Village Comprehensive Plan.

As I have said all along, I am not opposed to "*Re-developing*" the 7400 Block of State Street, but any proposed project for this site should concentrate more on retail and commercial use, with far LESS focus on residential use.

High density housing and extremely heavy traffic volumes put great strains on the public utilities, public service personnel, public safety, and our school system.

Have a great night.

Thank you,

**Rudy Cure**  
 Construction Manager

Communication: Email from Rudy Cure opposing the current State Street Station development, but supporting redevelopment (APPLICATIONS,

Berengaria Development  
301 N Broadway, Suite 300  
Milwaukee, WI 53202  
T: 414-585-8881  
c: 414-323-9096  
[rudycure@berengariadevelopment.com](mailto:rudycure@berengariadevelopment.com)

Communication: Email from Rudy Cure opposing the current State Street Station development, but supporting redevelopment (APPLICATIONS,

Carla Ledesma

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**From:** William Robison <wgrobison@gmail.com>  
**Sent:** Tuesday, January 13, 2015 3:07 PM  
**To:** Kathleen Ehley; Dennis McBride; Michael Walsh; John Dubinski; Kathleen Causier  
**Cc:** DL-Alderspersons  
**Subject:** In favor of State Street Station

Mayor Ehley and members of the City Council representing my own district as well as those in District 2,

I am aware that in the past several weeks, you have no doubt received much correspondence from a group of concerned and well-meaning residents hoping you will prevent the development of the State Street Station project. Although I have expressed my views in personal conversations with some of you, I wanted to go on record as a resident voice in favor of this project, since I know of many who feel as I do, but few who have felt compelled to make their voice heard. I am unable to attend the hearing this evening to speak on behalf of the project, so I am hoping this message will be recorded as representing at least one, if not several supporters of the planned development.

I am a resident of the Village neighborhood, a former treasurer of the neighborhood association, and a current Board member of the Village BID (a resident member - not a business owner). I speak in both capacities, as I know that other business members are also supportive, but may be uncomfortable speaking out for fear of alienating patrons and customers. Finally, I speak as an architect whose work focuses on urban and public projects, including mixed use projects such as this.

It is my belief this project is long overdue, and that it will be of benefit to the Village on several fronts:

1. It will greatly improve the appearance and character of the street by replacing outdated and poorly maintained buildings, and developing a more consistent urban street edge.
2. It will add some public space in the form of a pocket park adding life and opportunities for activity, art, green space and life on the street.
3. It will provide needed public parking (needed to support the new development, though the public perception that there is "no parking" in the Village is false) in a location that is more central than available parking under the Harmonie Bridge. For the record, I would also support some form of TIF option to cover the costs associated with the construction of the public parking on this site.
4. It will enhance the variety and character of the architecture in the Village by being a building "of its time" rather than attempting to copy, reference or mimic the few truly historic buildings in an otherwise very diverse and eclectic district. We are not a "quaint, historic village" as some have described us.
5. It will move us toward a change in density appropriate for the future development of the area which I consider appropriate and welcome as a resident and frequent diner/shopper in my neighborhood.

If I have one regret about the current state of the project, it is that the changes recently made to the building in an attempt to appeal to those opposing the plan have taken away some of what made the building more architecturally interesting - variations in height and building character. In attempting to balance the economics needed to build the project with requests to make it shorter, it has become more monolithic. Were there an

option to trade some of this reduction in height for the variety that has been lost (perhaps with the tallest building being at the west end) I would welcome it.

I wish all of you luck in your ongoing discernment on this project, and hope that you will have success in finding a balance between a viable and appropriate development that is needed in the village, and the very vocal opinions that oppose it. Not all the residents of the Village feel this way, and I, and my wife, want to be recorded as two who do not. I hope you will support the project and move it forward.

Sincerely,

Bill and Amanda Robison  
6857 Milwaukee Av

Carla Ledesma

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From: Royal Elaine <royal.theresa@yahoo.com>  
Sent: Friday, January 16, 2015 8:17 AM  
To: tclerk  
Subject: State station project

I am a Wauwatosa resident and I support the state station project

Communication: Email from Elaine Royal supporting the State Street Station development (APPLICATIONS, COMMUNICATIONS, ETC.)

Karen Couillard

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From: Kathy Ehley <kaehley@gmail.com>  
 Sent: Sunday, January 18, 2015 12:03 PM  
 To: Carla Ledesma; Paulette Enders  
 Subject: Fwd: State Street Station

Carla, please add to correspondence.

Kathy Ehley

"It is amazing what you can accomplish if you do not care who gets the credit" -  
 Harry Truman

Begin forwarded message:

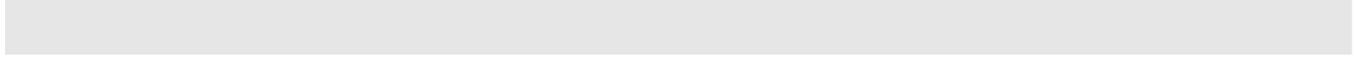
**From:** "Linda McCabe" <[linda@incentivegallery.com](mailto:linda@incentivegallery.com)>  
**Subject:** State Street Station  
**Date:** January 17, 2015 12:18:22 PM CST  
**To:** <[jmoldenhauer@wauwatosa.net](mailto:jmoldenhauer@wauwatosa.net)>, <[mstippich@wauwatosa.net](mailto:mstippich@wauwatosa.net)>, <[kcausier@wauwatosa.net](mailto:kcausier@wauwatosa.net)>, <[jdubinski@wauwatosa.net](mailto:jdubinski@wauwatosa.net)>, <[thanson@wauwatosa.net](mailto:thanson@wauwatosa.net)>, <[gwalzchojnacki@wauwatosa.net](mailto:gwalzchojnacki@wauwatosa.net)>, <[dmcbride@wauwatosa.net](mailto:dmcbride@wauwatosa.net)>, <[mwalsh@wauwatosa.net](mailto:mwalsh@wauwatosa.net)>, <[bpantuso@wauwatosa.net](mailto:bpantuso@wauwatosa.net)>, <[jtilleson@wauwatosa.net](mailto:jtilleson@wauwatosa.net)>, <[abyrne@wauwatosa.net](mailto:abyrne@wauwatosa.net)>, <[cberdan@wauwatosa.net](mailto:cberdan@wauwatosa.net)>, <[jkofroth@wauwatosa.net](mailto:jkofroth@wauwatosa.net)>, <[jwilke@wauwatosa.net](mailto:jwilke@wauwatosa.net)>, <[cwilson@wauwatosa.net](mailto:cwilson@wauwatosa.net)>, <[jroznowski@wauwatosa.net](mailto:jroznowski@wauwatosa.net)>  
**Cc:** <[ryan@hsi-properties.com](mailto:ryan@hsi-properties.com)>, "Kathy Ehley" <[kaehley@gmail.com](mailto:kaehley@gmail.com)>

Dear Council members,

I am writing in support of the State Street Station project. As neighborhood President for the Highland Park Association, I have had the pleasure of working with HSI Properties and the Enclave development. Adding a high-end, well-managed development adds to property values and traffic concerns can be addressed. Wauwatosa is a wonderful community in which to live and work and growth is inevitable. This developer took the neighborhood concerns regarding traffic flow and impact on the existing area into consideration during the planning stages. They have joined our association, provided a dedicated on site management contact for us and offer their community room for our neighborhood events. We have had **no concerns or issues** and the Enclave is full, with waiting lists. I would be happy to answer any questions you have about our experience.

Linda McCabe

1320 Martha Washington Drive, Wauwatosa WI 53213



Communication: Email from Linda McCabe, 1320 Martha Washington Drive, President of the Highland Park Association, supporting the State

Karen Couillard

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From: Cindy Logan <cinclogan@gmail.com>  
Sent: Sunday, January 18, 2015 6:32 AM  
To: tclerk  
Subject: State Street Station

I am in total support of the State Street Station project. I am out of town and unable to attend the meeting. I am currently a resident of The Enclave in Wauwatosa.

Thank you,  
Cindy Logan  
1211 N 60th Street

Communication: Email from Cindy Logan, 1211 N. 60th Street, supporting the State Street Station development (APPLICATIONS,

Karen Couillard

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From: Gayle Casey <gaylewithay28@gmail.com>  
Sent: Saturday, January 17, 2015 7:47 AM  
To: John Dubinski; Kathleen Causier  
Cc: Carla Ledesma  
Subject: State Street Station

Mr. Dubinski and Mrs. Causier,

I am a twenty-eight year resident of the Wauwatosa Village. When my husband and I bought our house in 1986, my parents thought we were crazy - an old house with a lifetime's worth of work in a not-so-great location. Well things have changed since then. Lots of time and money sunk into the house and the village is now a wonderful place to live, shop and dine.

Let's keep the village that way. The State Street Station project is too big in scale, height and density for the area. It will bring in too much traffic to an already congested intersection.

I'm not anti-change or anti-growth - but this behemoth project isn't right for the location.

Thank you.

Gayle Casey  
6866 St. James Street  
Wauwatosa, WI 53213

Communication: Email from Gayle Casey, 6866 St. James Street, opposing the current State Street Station proposal (APPLICATIONS,

Karen Couillard

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**From:** John Randall <randyfamily@aol.com>  
**Sent:** Sunday, January 18, 2015 12:11 PM  
**To:** Carla Ledesma  
**Cc:** dmaddox@wi.rr.com; ravi.misra@gmail.com; hmorgan@robertsonryan.com;  
 reisemann@ameritech.net  
**Subject:** Fwd: WLC Monster Parking Garage

Carla,  
 Please add this to the College re-zoning file. Do communications like this also get forwarded directly to the Mayor and Common Council directly?  
 Thanks,

John Randall  
 317 N 89th St  
 Wauwatosa, WI 53226  
 414-258-9261

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----- Forwarded Message -----

**From:** James N. Frinzi <[jimfrinzi@gmail.com](mailto:jimfrinzi@gmail.com)>  
**To:** THE RANDALLS <[jrandall317@sbcglobal.net](mailto:jrandall317@sbcglobal.net)>  
**Sent:** Saturday, January 17, 2015 1:33 PM  
**Subject:** WLC Monster Parking Garage

TO: John Randall,

RE: WIS. LUTHERAN COLLEGE PARKING GARAGE ZONING CHANGE

John,

I am adding my support to oppose the WLC Parking expansion in Wauwatosa. They simply have caused too much crowding already. How much pollution will all these cars cause let alone more congestion. To pile all those cards on a high rise is unreasonable. The whole College is only a few blocks. They think they can compress all that like a can of orange juice but when they enter and leave we all suffer. The Medical Complex is bad enough but this idea is right on top of everyone. If I put a structure like that or if anyone else tried they would be stopped. The greed is evident as WLC has all these non-College sport events at night that bring noise and invasion of privacy to the neighborhood. Cant they cut back some of that stuff as a good "Lutheran" neighbor? The loss of tax dollars is a valid concern as is the loss of the feel of being a residential neighborhood. That ugly transformer as an example was not here when I moved in but I must look at that everyday out my window. I do not want to leave my house and look at the GODZILLA PARKING LOT and wait for cars to go in and out. If we have been inconvenienced and good about being good neighbors why can't they take their turn and build in Milwaukee? A little inconvenience that would take the pressure off an already bullied neighborhood? Wisconsin ave has only one lane for thru traffic with 2 lanes given up to the Medical Complex and now the Lutherans think they own the neighborhood and don't care if they add to the congestion by getting they Monster Parking structure. Maybe the

DNR should check the impact of all that pollution?

Please ask the city to consider moving that structure to Milwaukee which would be good for all parities.  
Kindly forward my letter in your support to the proper City authorities.

Sincerely,

Jim Frinzi

## Karen Couillard

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**From:** Robin Mello <rmello@uwm.edu>  
**Sent:** Monday, January 19, 2015 12:46 PM  
**To:** Carla Ledesma  
**Cc:** Robin Mello; Richard Hedderman; Anna Jarecki; barbara Schoenherr  
**Subject:** RE: to be read and put into the public record for Common Council Meeting Jan. 20th

Dear Council Members and Madam Mayor:

This is a follow up to my previous letter regarding the proposal(s) offered by HSI for "State Street Station." I urge you to vote "No."

Why is a "No" vote the smart and right way to vote?

--The proposed building is too tall: at 49 feet tall with two underground levels and four stories above ground it would towers over the Waterstone Bank (which is 43 feet).

--The proposed design is monolithic.

--The proposed building is not consistent with the height, scale, and mass called for in Wauwatosa's Comprehensive and Village Strategic plans.

--The proposal calls for resident density of 70 units per acre, which is double the the 35 unit limit called for in Wauwatosa's Comprehensive and Village Strategic plans.

--The developer plans to request too much public financing for this project.

--Traffic and other related safety hazards will increase.

- o Traffic will increase to one car per minute on 74<sup>th</sup> Street during peak commuting hours and worsen exponentially during festivals, community events, etc.
- o Traffic flow will be exacerbated by two CHASE BANK drive through windows entering on 74<sup>th</sup> street and exiting on Blanchard.

--The majority of citizens who live in, or adjacent to, the Village neighborhood have been clear, consistent, and vocal in opposition to this proposed plan. (You have a clear public record of meetings and signed petitions as evidence of this)

Finally, when a version of this proposal came up for a vote earlier this month the developer and architect required their hired staff (not Tosa residents) to hold 'yes' signs. This Tuesday night, as you look at the public audience, recall that the people urging you to vote 'no' will be voters of this city rather than paid subordinates.

Sincerely,

Robin Mello

Communication: Email from Robin Mello opposing the State Street Station development (APPLICATIONS, COMMUNICATIONS, ETC.)

Dear Mayor Kathleen Ehley,

I hope to convince you that Wauwatosa needs better train warnings. I think this because in the past year 3 people have been hit by a train. In addition I'm concerned about people who are distracted by loud music. Finally, I suggest that sidewalks should be covered when a train is approaching, so that pedestrians will be safe from an oncoming train.

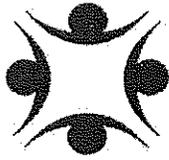
2 people in the past year have gotten hit by a train as I already mentioned. Just thinking about that make me feel sick. But I should never get the feeling because people getting hit by trains shouldn't happen, like a hurricane happening in Wisconsin. That's how unlikely it should be.

The second reason I think Wauwatosa needs better train warnings is because, here comes the worst. What if someone isn't paying attention in their CAR. See that would be scary. I see people all the time blasting music in their cars, but what if they aren't looking at the road and get plowed over by a train. That would also mean the train might go off the train tracks and crash. 2 seconds later, KABOOM! A blast of flame goes off into a building or a bunch of trees. That also could of cause a forest fire and the a building would go on fire and it would all just be crazy.

Lastly, they should add 2 small poles, one at 2ft and another at 5ft. They would also be like the poles in the street but way more stable but not too stable that it could hurt someone. These poles would help make people not go close to the train tracks when a train is coming.

I hope this peace has persuaded you to add better train crossings in Wauwatosa, But one more thing. It may be tons of money but what do you care more about, money, or people.

From,  
Harrison Mills



**WAUWATOSA SCHOOL DISTRICT**  
•Your Educational Community•

Superintendent's Office

October 22, 2014

Mayor Kathy Ehley  
City Administrator Jim Archambo  
City of Wauwatosa  
7725 W. North Ave.  
Wauwatosa, WI 53213

Dear Mayor Ehley and City Administrator Archambo,

I am writing to you on behalf of the Wauwatosa School District to request a change to a City ordinance regarding signage in Wauwatosa.

My request is specific to two areas:

- I would like to pursue a lease agreement to use our property at West High School and Whitman Middle School for the purpose of installing two billboards; one on each side of Highway 45. This agreement would raise significant revenue for the School District, ultimately resulting in a reduced tax burden for our taxpayers.
- My second request would be to allow digital signage at our school sites. Currently each of our schools has manual change sign boards installed in the front of the buildings. We have had requests to purchase digital signs that would change messaging on a more frequent basis rather than once every 24 hours, which is what I understand to be the current regulation. Our PTA has inquired about the possibility of purchasing new signage.

If there is any information you need or if you would like me, or others from the School District, to attend a committee meeting or discussion, please let me know.

Thank you for your consideration to this very important matter.

Sincerely

Phil Ertl  
Superintendent

c: School Board Members  
John Mack, Director of Business Services  
Laura Wainscott, Community Liaison

141027M1124WUWATOSA CLERK

**Karen Couillard**

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**From:** Dawn Purpura <4psnapod@att.net>  
**Sent:** Monday, January 19, 2015 1:17 PM  
**To:** James Moldenhauer; Matthew J. Stippich; Kathleen Causier; John Dubinski; Tim Hanson; Gregory Walz-Chojnacki; Dennis McBride; Michael Walsh; Bobby Pantuso; Joel Tilleson; Jeffrey Roznowski; Allison Byrne; Cheryl Berdan; Jason Kofroth; Jason Wilke; Craig Wilson; Carla Ledesma; Kathleen Ehley  
**Cc:** Carla Ledesma  
**Subject:** State Street Station - Opposed

I am absolutely opposed to the State Street Station as it is proposed currently. It is like placing an alien spaceship in a quaint historic village. It simply does not fit with the ambience of our village. I also do not appreciate the developers threatening attitude that if they do not get what they want, they will back out. We as a city need to be confident enough to say "no" when what is proposed is not the very best for our city. The congestion this monolith will add to the village is unacceptable. As it is, on a Friday night it is nearly impossible to cross State Street safely with all the traffic that is running through there. I respectfully ask that my alderperson Kathleen Causier and all other alderpeople vote against the proposed State Street Station. Please listen to the people who put you in office and whom you say you represent and vote ask they ask.

Thank you for your time and attention.

Michael & Dawn Purpura  
 7343 Milwaukee Avenue  
 Wauwatosa, WI 53213

Communication: Email from Michael and Dawn Purpura, 7343 Milwaukee Avenue, opposing the State Street Station development

Karen Couillard

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From: barbara Schoenherr <barbeschoenherr@att.net>  
 Sent: Monday, January 19, 2015 2:40 PM  
 To: Carla Ledesma  
 Cc: Anna Jarecki; Jill Morin; Robin Mello; Terry  
 Subject: To Be Included for 1/20/2015 Common Meeting

Dear Council Members and Madam Mayor,

I again wish to voice my opposition to the current plan known as "State Street Station". It remains too tall and too dense in its current incarnation. This remains in conflict with the Comprehensive and Strategic Plan for the village. Without a parking study we have been sold the concept of a need, despite the existence of 2300 parking spots already. So it is to be believed that retailers hold the public responsible for providing their parking? Interesting concept.

There was a good faith effort by the neighborhood to discuss options at the Wauwatosa Lions Club where 50 people came in a snow storm. And once again my neighbor Terry Feezor did not receive a letter informing her of the meeting despite being an adjacent property owner to the site from HSI.

Sometimes when the family is loudly opposing the date that you are going on, there is a reason. This does not need to be the only plan for the site. The concept that it is an all or nothing concept is erroneous. Often when someone attempts to offer such a concept it is not the best one for you. This is no disparagement upon the developer, sales is part of good business. It is just that something more moderate can be done on the site that is better for the community and the branding of the village itself.

Yes, the city is trying to grow the tax base to meet budget needs. There are several large developments already proposed. This site is different. It is challenging because of that difference. We can do better than this current plan that still remains too large and too dense. We cannot pretend that an elephant is a gopher.

I respectfully request that you vote "no" to the current plan and zoning change. I have lived here most of my life, I vote regularly, and I hold my sign in opposition for free. Thank you.

Sincerely,  
 Barb Schoenherr  
 1324 N. 74th Street  
 Wauwatosa, WI 53213

Communication: Email from Barbara Schoenherr, 1324 N. 74th Street, opposing the State Street Station development (APPLICATIONS,

## Karen Couillard

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**From:** Wes Albinger <albinger@uwmalumni.com>  
**Sent:** Monday, January 19, 2015 2:29 PM  
**To:** James Moldenhauer; Matthew J. Stippich; Kathleen Causier; John Dubinski; Tim Hanson; Gregory Walz-Chojnacki; Dennis McBride; Michael Walsh; Bobby Pantuso; Joel Tilleson; Jeffrey Roznowski; Allison Byrne; Cheryl Berdan; Jason Kofroth; Jason Wilke; Craig Wilson; Carla Ledesma; Kathleen Ehley  
**Subject:** Fwd: Meeting Tomorrow - Email Tonight

I oppose the State Street Station in its currently proposed form. I am hopeful that a compromise version can be agreed upon as I am strongly in favor of upscale residential/mixed use development for this site. The density as currently proposed is too high, and the massing of the building at a uniform 4 stories is too large and monolithic. A two, three, and four story combination with 125 units or fewer would be acceptable to me and in fact I would strongly support it.

Wes Albinger

1432 Saint Charles Street

----- Forwarded message -----

**From:** Anna Jarecki <[ajarecki@accucheckreports.com](mailto:ajarecki@accucheckreports.com)>  
**Date:** Mon, Jan 19, 2015 at 11:00 AM  
**Subject:** Meeting Tomorrow - Email Tonight  
**To:** Anna Jarecki <[ajarecki@accucheckreports.com](mailto:ajarecki@accucheckreports.com)>

Good morning Concerned Wauwatosa Taxpayers:

Reminder: Tomorrow evening's meeting

City Hall 7:30 pm

Get there early!

We will have signs for anyone wishing to demonstrate their opposition to the zoning amendment requested, as well as this development as it is currently proposed and the use of TIF for this development.

Emails: While I know many of you have cc'd the clerk ([clesma@wauwatosa.net](mailto:clesma@wauwatosa.net)) on your emails to ensure that your email would become part of the public record, If you go to the city's website link for the agenda, you will see that not many emails made it to the "official record" - use the link below

[Link to the agenda for the next Common Council meeting.](#)

Just 18 emails are part of the official record and several support the proposal as it currently is proposed. Please take time to day to email the council, cc'ing the clerk and do it AFTER 5:30 pm, ensuring it becomes part of the

public record and read into the agenda for Tuesdays meeting. Let the council know that more than 15 people oppose this project - the email list is below - just copy and paste it into your email To: field –

[jmoldenhauer@wauwatosanet.net](mailto:jmoldenhauer@wauwatosanet.net); [mstippich@wauwatosanet.net](mailto:mstippich@wauwatosanet.net); [kcausier@wauwatosanet.net](mailto:kcausier@wauwatosanet.net); [jdubinski@wauwatosanet.net](mailto:jdubinski@wauwatosanet.net); [thanson@wauwatosanet.net](mailto:thanson@wauwatosanet.net);

[gwalzchojnacki@wauwatosanet.net](mailto:gwalzchojnacki@wauwatosanet.net); [dmcbride@wauwatosanet.net](mailto:dmcbride@wauwatosanet.net); [mwalsh@wauwatosanet.net](mailto:mwalsh@wauwatosanet.net); [bpantuso@wauwatosanet.net](mailto:bpantuso@wauwatosanet.net); [jtilleson@wauwatosanet.net](mailto:jtilleson@wauwatosanet.net);

[jroznowski@wauwatosanet.net](mailto:jroznowski@wauwatosanet.net); [abyrne@wauwatosanet.net](mailto:abyrne@wauwatosanet.net); [cberdan@wauwatosanet.net](mailto:cberdan@wauwatosanet.net); [jkofroth@wauwatosanet.net](mailto:jkofroth@wauwatosanet.net); [jwilke@wauwatosanet.net](mailto:jwilke@wauwatosanet.net);

[cwilson@wauwatosanet.net](mailto:cwilson@wauwatosanet.net); [clesma@wauwatosanet.net](mailto:clesma@wauwatosanet.net); [kehley@wauwatosanet.net](mailto:kehley@wauwatosanet.net)

There are over 137 names currently on the online Petition opposing the proposal....maybe we can get 137 emails to the council before the meeting!

I hope to see you all there tomorrow evening – our collective voice will be heard!

Thank you to everyone who has helped in the effort to get the word out to all of Wauwatosanet.net – please forward the information and email on to anyone that you think might be interested.

Anna Jarecki

CITY OF WAUWATOSA  
Resolution

R-15-2

By: Plan Commission

BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin that permission be and the same is hereby granted to Jaclynn Walsh, Irgens, and Muir Woods, LLC., for a Land Combination at 10401 and 10419 Innovation Drive. The location of the parcels is more particularly described as follows:

CERTIFIED SURVEY MAP NO 7909 NW 1/4 SEC 29-7-21 LOT 12 2007

CERTIFIED SURVEY MAP NO 7909 NW 1/4 SEC 29-7-21 LOT 22 2007

All in accordance with the application attached hereto and made a part of this resolution, and in compliance with Section 17.02.070 of the Code of the City of Wauwatosa.

Passed and Dated \_\_\_\_\_

\_\_\_\_\_

Clerk

Approved \_\_\_\_\_

\_\_\_\_\_

Mayor

CITY OF WAUWATOSA  
Resolution

R-15-3

By: Plan Commission

WHEREAS, Paul Scott, Inland Construction, and Continental Properties applied for a Conditional Use in the C2 District at 3180 North 124th Street for an eating establishment (Dickey’s BBQ), and;

WHEREAS, this request was reviewed and recommended by the City Plan Commission to be necessary for the public convenience at that location; located and proposed to be operated in such manner which will protect the public health, safety, and welfare; and was found to be compatible with surrounding uses;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin hereby grants a Conditional Use in the C2 District at 3180 North 124th Street to Paul Scott, Inland Construction, and Continental Properties for an eating establishment (Dickey’s BBQ), with the following conditions:

1. hours of operation are 11 am to 9 pm daily;
2. outdoor dining on north side of building permitted with plans to be submitted to staff;
3. tenant will request building owner to construct an additional code compliant and appropriately screened refuse container if any waste related complaints are received by the City;
4. obtaining any necessary licenses and permits

Passed and Dated \_\_\_\_\_

\_\_\_\_\_

Clerk

Approved \_\_\_\_\_

\_\_\_\_\_

Mayor

CITY OF WAUWATOSA  
Resolution

R-15-4

By: Plan Commission

WHEREAS, Douglas Baretz, Brew City Pizza, and Brandon Bergman, The Promenade LLC., applied for a Conditional Use in the C2 District at 803 North Mayfair Road for an eating establishment (Domino’s Pizza), and;

WHEREAS, this request was reviewed and recommended by the City Plan Commission to be necessary for the public convenience at that location; located and proposed to be operated in such manner which will protect the public health, safety, and welfare; and was found to be compatible with surrounding uses;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin hereby grants a Conditional Use to Douglas Baretz, Brew City Pizza, and Brandon Bergman, The Promenade LLC., in the C2 District at 803 North Mayfair Road for an eating establishment (Domino’s Pizza), with the following conditions:

1. hours of operation are Sunday through Thursday 10:30 a.m. to midnight and Friday and Saturday 10:30 a.m. to 1 a.m.
2. obtaining any necessary licenses and permits

Passed and Dated \_\_\_\_\_

\_\_\_\_\_

Clerk

Approved \_\_\_\_\_

\_\_\_\_\_

Mayor

CITY OF WAUWATOSA  
Resolution

By: Plan Commission

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WHEREAS, Tonya Moore and Keith Woodson, Blue Gardens, applied for a Conditional Use in the R1-6 District at 9710 West Fiebrantz Avenue for a community based residential facility, and;

WHEREAS, this request was reviewed by the City Plan Commission, who found that the applicants' failure to respond to staff questions in advance of the Plan Commission meeting as well as their failure to appear at the meeting to answer questions related to the application indicates an unwillingness and disregard to consider the regulatory needs of the City of Wauwatosa;

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Wauwatosa, Wisconsin adopts the findings made by Plan Commission and hereby denies a Conditional Use to in the R1-6 District at 9710 West Fiebrantz Avenue for a community based residential facility.

Passed and Dated \_\_\_\_\_

\_\_\_\_\_

Clerk

Approved \_\_\_\_\_

\_\_\_\_\_

Mayor

CITY OF WAUWATOSA  
Resolution

R-15-6

By: Plan Commission

BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin THAT a public hearing be held before the Common Council in the Council Chambers at 7:30 p.m. Local Time, on Tuesday, February 17, 2015 in City Hall of the City of Wauwatosa, Wisconsin at which time all persons interested, or their agents or attorneys, will be heard concerning a proposed ordinance adopting the Burleigh Triangle and Mayfair Road North Redevelopment Plan as an amendment to the City's Comprehensive Plan

BE IF FURTHER RESOLVED THAT the City Clerk be and is hereby directed to publish the proper notices of said hearing as required by law.

Passed and Dated \_\_\_\_\_

\_\_\_\_\_

Clerk

Approved \_\_\_\_\_

\_\_\_\_\_

Mayor

CITY OF WAUWATOSA  
Resolution

R-15-7

By: Traffic & Safety; Budget & Finance

WHEREAS, the Committees have determined that an integrated approach to design of intersections and configure public spaces in the Village area in the City of Wauwatosa would be most advantageous, particularly in light of the proposed new private developments in the area; and

WHEREAS, the Director of Public Works has recommended issuance of a Comprehensive Request for Proposals ("RFP") to acquire professional expertise to bring the efforts to an orderly and timely conclusion in advance of construction projects planned for the year 2016; and

WHEREAS, evaluation of consultant proposals and the ongoing design process would best be managed by a Streetscaping Committee and be formed during this process comprised of representatives of the Village Business Improvement District, Wauwatosa Parks and Forestry Commission, elected officials, City staff, and members of the public;

NOW, THEREFORE, BE IT RESOLVED THAT the appropriate City officials are hereby authorized to issue the request for proposals as proposed by the Director of Public Works to acquire professional expertise for Village intersection studies and design services, which RFP shall require that the selected consultant include a landscape architect as part of the project team;

BE IT FURTHER RESOLVED THAT the Director of Public Works is hereby directed to present a proposed structure for the Streetscaping Committee to the Traffic & Safety Committee to be approved in advance of the selection process for the consultants submitting proposals in response to the RFP described above.

Passed and Dated \_\_\_\_\_

\_\_\_\_\_

Clerk

Approved \_\_\_\_\_

\_\_\_\_\_

Mayor

CITY OF WAUWATOSA  
Resolution

R-15-8

By:

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WHEREAS, Ryan Schultz, HSI Properties, LLC. and 7400-30 W. State LLC., applied for preliminary plans for Planned Unit Development at 7400 West State Street for a mixed use development and;

WHEREAS, this request was reviewed and recommended by the City Plan Commission and the Committee on Community Development and determined to be necessary for the public convenience at that location; located and proposed to be operated in such manner which will protect the public health, safety, and welfare; and was found to be compatible with surrounding uses;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin hereby grants Planned Development preliminary plan approval to Ryan Schultz, HSI Properties, LLC. and 7400-30 W. State LLC. for a mixed use development at 7400 West State Street subject to the following:

1. Plans showing adequate sewer capacity, storm water management, and traffic/access improvements subject to approval by the City Engineer;
2. Plans for water supply to site subject to approval by the Water Superintendent;
3. Design Review Board approval;
4. Relocation of the City storm sewer subject to approval by the City Engineer;
5. Development of a Traffic Impact Analysis, expanded to include the streets down to 72<sup>nd</sup> Street, and implementation of recommendations subject to approval by the City Engineer;
6. Discussion with City staff regarding pocket park ownership and approvals;
7. Separate approval and permitting of a bike share station;
8. Combining parcels prior to obtaining building permits;
9. Coordinate building construction with the City's reconstruction of State Street and Wauwatosa Avenue;
10. Attempt to receive Leed-1 Certification;
11. Attempt to address height issues on 74th Street side;
12. Provide more detail for landscaping on all public spaces and streetscape areas;
13. Obtaining additional licenses and permits;
14. Incorporate the 21 issues included in DeRosa letter dated December 4, 2014 that the Committee reviewed on December 9, 2014;
15. Agreement with City staff on the amount and management of public parking.

Passed and Dated \_\_\_\_\_

\_\_\_\_\_

Clerk

Approved \_\_\_\_\_

\_\_\_\_\_

Mayor



October 9, 2014

Greetings,

The Board of Directors of the Highland Park Neighborhood Association and I are writing to endorse HSI Properties for the State Street Station project before the city.

We have had the pleasure of working with Ryan Schultz and his team during the conception and completion of the Enclave Luxury Apartments located on Martha Washington Drive & Martin Drive.

Our small, mostly residential neighborhood had many concerns regarding adding hundreds of new neighbors and cars along with the impact this sized development would have.

The Board, neighborhood and Alder people were invited to see drawings, discuss traffic flow and have input in overall project design from the beginning.

The development is beautiful; the construction was on schedule, the renters are high quality with 1 year leases, traffic has been mostly routed to State Street and the on-site management is professional. They have even joined our neighborhood association and having 1 contact for any future issues makes communications easy. We have used the well-appointed community room for our neighborhood events.

The Enclave is full and often has waiting lists, the demand for luxury apartments with desirable amenities is high with a small impact on the neighborhood.

We feel the integrity of HSI Properties, the quality of the project, professionalism of the contractors will benefit the Village and City of Wauwatosa.

Sincerely,

Linda McCabe

Highland Park Neighborhood Association President

12/15/14

Dear council representatives  
Wauwatosa City

RE: State Street Station

Although, "The State Street Station" development may be the highest and best use from an economic standpoint, however it does not benefit equally this original village neighborhood.

What it does to the property owners across the street from this development is to divide the blocks on Blanchard and N74th St. between large and small scale with no benefit to property owners affronting this development.

Further, it changes a neighborhood principally, a small in number, live-in property owners to a very large number of renters. Yes, property owners have a superior commitment to a neighborhood than renters so. And property owners tend to stay longer in their neighborhood then renters do. They have a far greater responsibility in property ownership then renters do.

And the assessed value of the land portion will increase significantly to the smaller size property owners since land value from this development will increase because of the change in zoning making dense development possible. And yet these smaller parcels, themselves, are not big enough to develop in that manner even if they wanted to. And if taxes become higher for land and if they are now to be in a neighborhood of apartments, all things equal, they would be at a comparative disadvantage when it comes to selling. Their properties will be worth less.

Lastly, it is noteworthy that a vast majority of residents that waited for hours to be heard and were asked to stand up and be counted – were by far the greatest number in opposition to this development. Therefore, as elected representatives to serve the will of the people, it is very important that you consider voting not in favor of this development.

Sincerely,

Russ Drover, resident, property owner

**From:** Ryan D. Schultz <ryan@hsi-properties.com>  
**Sent:** Tuesday, December 16, 2014 12:22 PM  
**To:** tclerk; James Moldenhauer; Matthew J. Stippich; Kathleen Causier; John Dubinski; Tim Hanson; Gregory Walz-Chojnacki; Dennis McBride; Michael Walsh; Bobby Pantuso; Joel Tilleson; Allison Byrne; Cheryl Berdan; Jason Kofroth; Jason Wilke; Craig Wilson; Jeffrey Roznowski  
**Cc:** Tony W. DeRosa; James Archambo; Paulette Enders; Kathleen Ehley  
**Subject:** State Street Station - Alternative Option  
**Importance:** High

Dear Mayor Ehley and members of the Common Council:

Over the course of the past year, HSI has worked to refine the plans for State Street Station to provide for the right balance between much needed public parking, scale, public amenities as well as incremental value for the City of Wauwatosa. From the first public neighborhood meeting that was held for the project on September 17, 2014 to the most recent meeting on December 3rd, we've worked diligently to address neighborhood concerns while still maintaining the right balance and quality that meets the City's goals and objectives. As proposed, we feel State Street Station represents the best of all worlds. The most bang for the buck for lack of a better expression.

While we have made several considerations in light of neighborhood opposition, several outspoken individuals continue to feel our building should be no taller than four stories. As discussed in length at the Committee on Community Development meeting on December 9th, I anticipate the question will be asked of me this evening, "what does removing the fifth floor of units mean to the project?" While there will be some costs associated with the public parking; even at five stories, the incremental cost of these public parking stalls increases as the scale of the project decreases. In other words it becomes more difficult for us to absorb those costs into the overall project costs. That said, the municipal investment that would be necessary, if any at all, as currently proposed, could plausibly grow if we eliminated the fifth floor. At this time it would be too difficult to determine how much so in that we do not have final construction documents or firm pricing from a general contractor. We realize that any city investment regardless to how tall the building is would be required to meet the City's "but-for" test. Bottom line is that a four story building may very well be feasible from a construction standpoint, it just may impact the economics of the deal.

If a four story building is more palatable to the Council, I would propose a motion be made to approve the preliminary development plans conditioned upon HSI modifying the plans to reflect a building no taller than four stories, acknowledging that doing so may increase the City's investment in public parking. From that point we can work together in good faith developing our design documents, bid out the construction and thus define exactly what the incremental costs is for each public parking stall and let the Council decide how much parking is appropriate and at what cost.

No withstanding the foregoing, both the five story option; as proposed, as well as the four story plan are acceptable to HSI. As an experienced developer with a positive reputation in the City of Wauwatosa, you have my commitment that in either scenario, we will continue to work in earnest to develop the best possible plan for the City and the Village.

While I fully respect the process, I would like to communicate that time is of essence. We have been working on this project for the better part of a year and unfortunately both construction cost inflation and interest rate risk are working against us. If this project is to become a reality we will need to be under construction this summer. That said we need to take this first step to adhere to that schedule. I look forward to moving this exciting project forward.

Please don't hesitate to contact me with any comments or questions at (262) 439-8701 x100.

Regards,  
 Ryan

**Richard Hedderman 7339 St. James St. Wauwatosa, WI 53213  
414/476-0421 rhedderman51@gmail.com**

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**Statement regarding the proposed apartment building 7400 State St. in Wauwatosa**

This is a precipitous, ill-considered and unnecessary project proposed by individuals who don't live here and who look at our neighborhood and see only profit. Where we see community, they see dollar signs.

Their priority should be, though is anything but, the safety, wellbeing and benefit of the citizens of this municipality. Their priority is profit. Those of us who have built this neighborhood, work hard to maintain our property and preserve the quality of life here would ask that the individuals behind this idea not propose anything here that they wouldn't want to see across the street from their own homes.

This project should only be considered in the context of a comprehensive, integrated development plan for the entire downtown district that takes into account its impact on existing problems. This is an area already showing the strains of development and intensified population, traffic levels and sewage issues that the city needs to address before approving a construction project of this magnitude. The pressure on the downtown district is already taking its toll, and the city has yet to adequately address these problems.

The traffic on State St., heavy at many times of the day, is often backed up a half mile at rush hour. The condition of the street is deteriorating, and the impact on the neighborhood of the pending reconstruction of the Village segment of State St. hasn't been even remotely considered in connection with this proposal.

At times, parking on 74<sup>th</sup> St. between State and Blanchard makes this segment of our street nearly impassable, reducing it to one narrow center lane and causing dangerous blockages, especially reducing the ability of emergency vehicles to pass efficiently. This is another rising concern that the city needs to get under control before initiating a high density apartment building on this block.

The city has yet to address this problem and make an attempt to reduce the high-speed vehicle traffic that makes this thoroughfare dangerous for pedestrians and other drivers. The proposed development will make this worse. Additionally, the city has yet to address the pressure of the rail traffic that cuts through the center of the district that has been the focus of three deaths in the past two years. Three.

This proposal does not take into account the impact on our neighborhood of what would likely be two or more years of constant dirt, noise and congestion caused by a project like this. And no one involved with this idea has yet satisfactorily addressed the question of our property values. The unfounded suggestion that our property values will rise is offensive. No one connected with the proposal has been able to verify this. If it were their property values at stake, I suspect they'd take quite an interest in this question. Have they done so for those of us who live here? No.

Far from benefitting our community, this proposal is carefully designed to line the pockets of the developers to the cost of every one of us who have made this neighborhood what it is.

Additionally, the developers have not been properly forthcoming to Tosa citizens about their plan to change the apartments over to condominiums. When this happens, these units will be much more difficult to fill. The city will then be stuck with a housing unit that will not supply the tax revenues they've anticipated.

If the individuals behind this proposal are so interested in developing the property for the good of the neighborhood, as they claim, excellent. Let them build on this site something worthwhile: a public park, something which would not add dramatically to the already serious infrastructure problems we're facing, and would also serve all of the residents of Wauwatosa, not just the few from outside the community whose only impulse is to make a lot of money off it at the expense of those of us who live here.

**Carla Ledesma**

**From:** Ryan D. Schultz <ryan@hsi-properties.com>  
**Sent:** Tuesday, December 16, 2014 2:49 PM  
**To:** tclerk; James Moldenhauer; Matthew J. Stippich; Kathleen Causier; John Dubinski; Tim Hanson; Gregory Walz-Chojnacki; Dennis McBride; Michael Walsh; Bobby Pantuso; Joel Tilleson; Allison Byrne; Cheryl Berdan; Jason Kofroth; Jason Wilke; Craig Wilson; Jeffrey Roznowski  
**Cc:** Tony W. DeRosa; James Archambo; Paulette Enders; Kathleen Ehley  
**Subject:** RE: State Street Station - Alternative Option  
**Attachments:** 74thANDState Rendering\_11x17.JPG; WauwatosaANDState Rendering\_11x17.JPG

Dear Mayor Ehley and members of the Common Council:

Pursuant to my email message earlier today (below) please see attached two renderings depicting a building no taller than 4 stories. We have put these together in relatively short order though I believe they give the impression of what this building might look like having removed the 5<sup>th</sup> story. Keep in mind final architectural details will still be worked out in Design Review.

Please contact me with any comments and / or questions.

Thanks

Ryan

**PLEASE NOTE - NEW MAILING ADDRESS**

Ryan D. Schultz | President  
 HSI Properties, LLC  
 Brookfield Lakes Corporate Center XVII  
 18500 West Corporate Drive, Suite 120  
 Brookfield, WI 53045  
 T (262) 439-8701 | F (262) 439-8705 | C (414) 915-7995  
[ryan@hsi-properties.com](mailto:ryan@hsi-properties.com) | [www.hsi-properties.com](http://www.hsi-properties.com)

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**From:** Ryan D. Schultz  
**Sent:** Tuesday, December 16, 2014 12:21 PM  
**To:** 'tclerk@wauwatosa.net'; 'jmoldenhauer@wauwatosa.net'; 'mstippich@wauwatosa.net'; 'kcausier@wauwatosa.net'; 'jdubinski@wauwatosa.net'; 'thanson@wauwatosa.net'; 'gwalzchojnacki@wauwatosa.net'; 'dmcbride@wauwatosa.net'; 'mwalsh@wauwatosa.net'; 'bpantuso@wauwatosa.net'; 'jtilleson@wauwatosa.net'; 'abyrne@wauwatosa.net'; 'cberdan@wauwatosa.net'; 'jkofroth@wauwatosa.net'; 'jwilke@wauwatosa.net'; 'cwilson@wauwatosa.net'; 'jroznowski@wauwatosa.net'  
**Cc:** Tony W. DeRosa; City of Wauwatosa (jarchambo@wauwatosa.net); 'Paulette Enders'; Kathy Ehley (kehley@wauwatosa.net)

**Subject:** State Street Station - Alternative Option  
**Importance:** High

Dear Mayor Ehley and members of the Common Council:

Over the course of the past year, HSI has worked to refine the plans for State Street Station to provide for the right balance between much needed public parking, scale, public amenities as well as incremental value for the City of Wauwatosa. From the first public neighborhood meeting that was held for the project on September 17, 2014 to the most recent meeting on December 3rd, we've worked diligently to address neighborhood concerns while still maintaining the right balance and quality that meets the City's goals and objectives. As proposed, we feel State Street Station represents the best of all worlds. The most bang for the buck for lack of a better expression.

While we have made several considerations in light of neighborhood opposition, several outspoken individuals continue to feel our building should be no taller than four stories. As discussed in length at the Committee on Community Development meeting on December 9th, I anticipate the question will be asked of me this evening, "what does removing the fifth floor of units mean to the project?" While there will be some costs associated with the public parking; even at five stories, the incremental cost of these public parking stalls increases as the scale of the project decreases. In other words it becomes more difficult for us to absorb those costs into the overall project costs. That said, the municipal investment that would be necessary, if any at all, as currently proposed, could plausibly grow if we eliminated the fifth floor. At this time it would be too difficult to determine how much so in that we do not have final construction documents or firm pricing from a general contractor. We realize that any city investment regardless to how tall the building is would be required to meet the City's "but-for" test. Bottom line is that a four story building may very well be feasible from a construction standpoint, it just may impact the economics of the deal.

If a four story building is more palatable to the Council, I would propose a motion be made to approve the preliminary development plans conditioned upon HSI modifying the plans to reflect a building no taller than four stories, acknowledging that doing so may increase the City's investment in public parking. From that point we can work together in good faith developing our design documents, bid out the construction and thus define exactly what the incremental costs is for each public parking stall and let the Council decide how much parking is appropriate and at what cost.

No withstanding the foregoing, both the five story option; as proposed, as well as the four story plan are acceptable to HSI. As an experienced developer with a positive reputation in the City of Wauwatosa, you have my commitment that in either scenario, we will continue to work in earnest to develop the best possible plan for the City and the Village.

While I fully respect the process, I would like to communicate that time is of essence. We have been working on this project for the better part of a year and unfortunately both construction cost inflation and interest rate risk are working against us. If this project is to become a reality we will need to be under construction this summer. That said we need to take this first step to adhere to that schedule. I look forward to moving this exciting project forward.

Please don't hesitate to contact me with any comments or questions at (262) 439-8701 x100.

Regards,  
Ryan

**PLEASE NOTE - NEW MAILING ADDRESS**

Ryan D. Schultz | President  
HSI Properties, LLC  
Brookfield Lakes Corporate Center XVII  
18500 West Corporate Drive, Suite 120

# STATE STREET STATION



Attachment: Schultz email, 2 renderings, 4-story maximum (R-15-8 : 7400 W. State Street - preliminary plans - PUD)



Architect  
A Sense of  
Comm

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# STATE STREET STATION



Attachment: Schultz email, 2 renderings, 4-story maximum (R-15-8 : 7400 W. State Street - preliminary plans - PUD)



Architectu  
A Sense of  
Communi



**Carla Ledesma**

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**From:** Ryan D. Schultz <ryan@hsi-properties.com>  
**Sent:** Tuesday, December 16, 2014 2:53 PM  
**To:** tclerk; James Moldenhauer; Matthew J. Stippich; Kathleen Causier; John Dubinski; Tim Hanson; Gregory Walz-Chojnacki; Dennis McBride; Michael Walsh; Bobby Pantuso; Joel Tilleson; Allison Byrne; Cheryl Berdan; Jason Kofroth; Jason Wilke; Craig Wilson; Jeffrey Roznowski  
**Cc:** Tony W. DeRosa; James Archambo; Paulette Enders; Kathleen Ehley  
**Subject:** RE: State Street Station - Alternative Option  
**Attachments:** 16\_ExistingANDProposed4Story.jpg

One final image depicting 4 story before and after.

Thank you,

Ryan

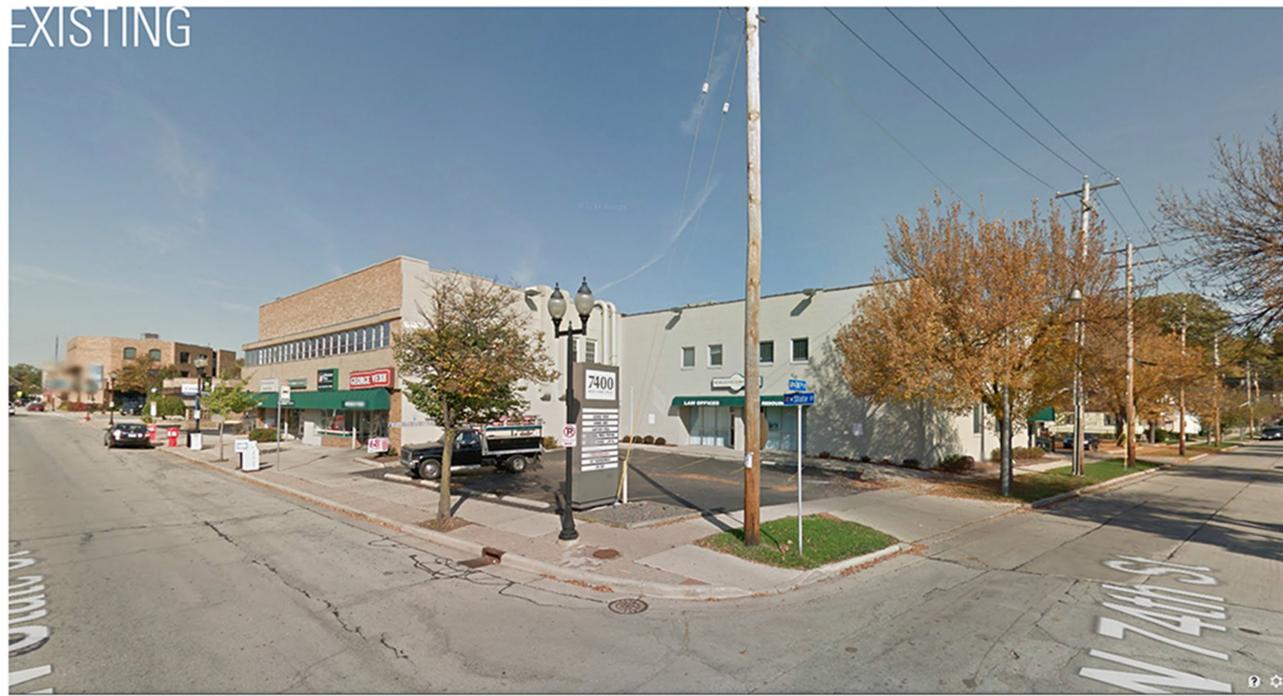
**PLEASE NOTE - NEW MAILING ADDRESS**

Ryan D. Schultz | President  
HSI Properties, LLC  
Brookfield Lakes Corporate Center XVII  
18500 West Corporate Drive, Suite 120  
Brookfield, WI 53045  
T (262) 439-8701 | F (262) 439-8705 | C (414) 915-7995  
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# STATE STREET STATION

EXISTING



PROPOSED

EXISTING



PROPOSED

Attachment: Schultz email - existing & 4-story rendering (R-15-8 : 7400 W. State Street - preliminary plans - PUD)



Architecture  
A Sense of  
Community

**HSI PROPERTIES**  
PROFESSIONAL REAL ESTATE SERVICES  
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Dear Residents of The Enclave Luxury Apartments:

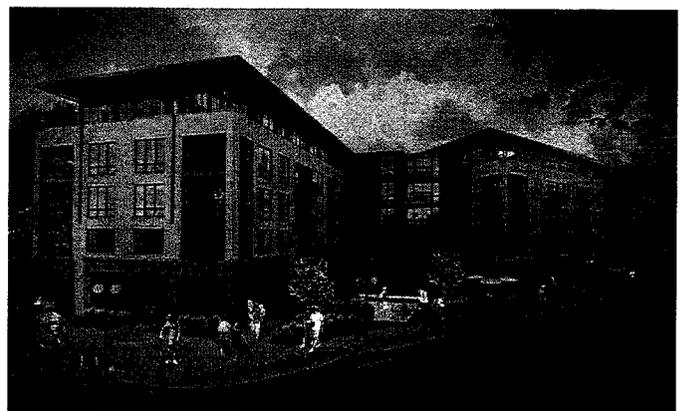
As you may already know, HSI Properties (the owner and developer of our community) is in the beginning stages of the development of a new community called State Street Station. The community will be located at the intersection of State Street and 74<sup>th</sup> Street with an anticipated completion date of Summer 2016. We believe, based on our experience at the Enclave, this development will be a positive addition to the Village and City of Wauwatosa. This project will also:

1. Provide much needed public parking within the village.
2. Expand the variety of retail within the village business improvement district.
3. Help support the business environment through density.
4. Create a nearly 35 million dollar taxable increment.
5. Add vitality to the neighborhood.

The project received approval from the Committee on Community Development earlier this week and will now go before the Common Council next week Tuesday, December 16th.

While HSI Properties has gone to great lengths to address neighborhood concerns, we do anticipate some opposition at next week's Common Council meeting. To counter these arguments we are asking residents of The Enclave who support this development to sign the attached petition.

Thank you.



Attachment: Enclave email petition support State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

We as residents of The Enclave Luxury Apartments support the State Street Station project in downtown Wauwatosa. We believe, based on our experience at The Enclave that this development will be a positive addition to the Village and City of Wauwatosa.

Thank you for your consideration

**-Enclave Resident Name / Apartment Number**

1. Billy Meinel - E210
2. Matt Dawson A325
3. Mara Cavadi W303
4. KEVIN SCHVETZ W209
5. JILL LUEDERS W213
6. NELSON COZZAZZA W218
7. Chad Wenzel
8. Terry Dillaney
9. Chuck Eggers
10. Debbie Eggers
11. Mallory Walsh W216
12. ~~Frank~~ W216
13. Alex Mann W315
14. Nate Scholtz W315
15. William Kvarse E429
16. Nicole Ochmann E210
17. Christa Waldenmaier E420
18. Phil Pryda 413
19. Kimberly Sim 226
20. Paul Martin E416
21. Chas Dreher 413
22. Katie Carr A201
23. Diana Zhao A407
24. Megan Davenport 306A
25. Jeffrey Lamp
26. Susan R. Gorman
27. Cindy Logan A301
28. Elizabeth Gillett W423
29. Carrie Jewish Charka W312
30. Erica Post

Attachment: Enclave email petition support State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

From: Sue Morgan, 7212 Hillcrest Drive, Wauwatosa, WI 53213

To: Wauwatosa City Council

Dates: December 16, 2014

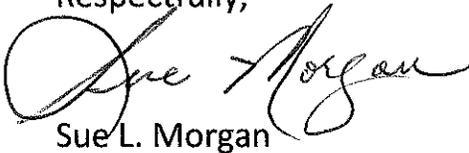
Re: Proposed State Street Station

Wauwatosa has long been known for the charm and attractiveness of its central shopping and restaurant area. The proposed "State Street Station" threatens that charm and uniqueness. I hear no argument that the building will esthetically improve that space only that it will increase revenues for the city...and of course, for the builder.

Hasn't there been considerable done in the past few years to increase the tax revenues of this city? Look at the building that has been done. Isn't the office and hotel park bordering Watertown Plank roads and highway 100, a huge park, within Wauwatosa borders? What about the large apartment complexes recently erected on either side of State Street? What are the revenues Wauwatosa is collecting from these properties? And are we so in need of more money that we need to create a five story building smack in the middle of our village? For this is a village atmosphere and character: charming, intimate, desirable. It's not a big city site.

We are on State Street of the character of a village: I, for one, want to keep that atmosphere.

Respectfully,



Sue L. Morgan

Sue L. Morgan

Carla Ledesma

---

From: Mike Arney <iammike2350@gmail.com>  
 Sent: Sunday, January 04, 2015 10:12 PM  
 To: tony@hsi-properties.com  
 Cc: Kathleen Causier; John Dubinski; Carla Ledesma  
 Subject: Geothermal/ passive solar resources for State Street Station  
 Attachments: Wisconsin and other Midwestern states green building policies-1.docx

Hi Tony,

Since we talked last month at the Enclave, I wanted to pass along some information about geothermal in particular, but also passive solar.

Our home's geothermal work was done by [Mark Doll](#) and Professional Geothermal. Mark was great to work with. He has also done large scale projects. I mentioned State Street Station to him, and he said that mixed use residential/ commercial can be ideal for geothermal. He also said there are accelerated depreciation tax incentives if HSI plans to hold onto the property for 5 years or more.

I don't know anyone who works with passive solar personally, but I'm sure [the folks who designed the Clock Shadow building](#) know all about this.

It really bothered me when you said in a previous project, geothermal had a 15 year payback, but that was not enough to make it work for you. If the building is there for 60 years, someone is paying the cost of your design decisions for 60 years. Even if you plan to get out after 10 years or so, I would have hoped that money-saving investments would increase the value of the property enough to make them worthwhile. Apparently that's not always how it works -- it seems like a failure of the free market.

I'm pointing out the geo and passive solar because these need to go in during the initial design and construction. Efficient fridges, washers, and lighting are great, but they can all be retrofit without too much trouble. No-one is going to put in a loop field under the basement or redo the building facade once construction completes.

Of course I would be interested in other ideas you have for minimizing resource use in the project, from those fridges to green roofs to solar water/ PV to use of local/ recycled materials in the construction etc. Personally I've been looking for a way to invest in "community solar" -- if there were some way for me to invest in solar panels on your building, I would be very interested in that (our house is shaded to the south). And as discussed, LEED certification is not perfect, but it would be an "official" indication that sustainability criteria had been met.

Anyway -- I hope you will at the least get a couple estimates of the costs and savings associated with geothermal and passive solar. It would make me very proud to have this structure right around the corner from me designed in a way that we will look at 35 years from now (when, God willing, carbon emissions have been cut by 80% from current levels), and say, "They did that one right."

Mike Arney  
 1447 Saint Charles Street, Wauwatosa, WI  
 414-771-8850

Attachment: M. Arney email re geothermal/passive solar resources (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

(PS I'm cc'ing my Alderpeople as well as the City Clerk for the record. In a perfect world there would be forward-looking public policy that would require or strongly incentivize technologies that minimize resource use. To that end, I'm also attaching a document sent to me by David Sheridan of the US Green Building Council, listing green building policies for Wisconsin and neighboring states).

## Carla Ledesma

---

**From:** Julie Jordan Brown <medart@earthlink.net>  
**Sent:** Sunday, January 04, 2015 4:54 PM  
**To:** savetosavillage@gmail.com; Carla Ledesma  
**Subject:** FW: State Street Station

----- Forwarded Message

**From:** Julie Brown <medart@earthlink.net>  
**Date:** Wed, 10 Dec 2014 21:26:06 -0500  
**To:** Kathleen Causier <kcausier@wauwatosa.net>  
**Conversation:** State Street Station  
**Subject:** Re: State Street Station

Kathy,

Thank you for your thoughtful response. I have paid particular attention to 4 and 5 story apartment buildings of similar style in Madison near my office. I cannot imagine a 5 story building of this scope in our charming village. In my opinion it would be a mistake to approve a 5-story building on this busy intersection.

Thank you for your community service,  
 Julie Brown

---

**From:** Kathleen Causier <kcausier@wauwatosa.net>  
**Date:** Tue, 9 Dec 2014 03:29:29 +0000  
**To:** Julie Brown <medart@earthlink.net>  
**Subject:** RE: State Street Station

Julie,

I am sorry to have taken so long to respond to your email but I lost track of it and just noticed it tonight. It seems appropriate to respond however, since the developers are returning to the Community Development committee tomorrow night with answers to questions and a slightly revised plan.

The proposed building is not literally extending curb-to-curb. The northeast corner, where Blanchard and 74th intersect, is remaining open for a pocket park. A minor detail but one I wanted to point out.

I share your concern about the size of the project and have been listening hard to all who have contacted me. The developers will bring a slightly revised design tomorrow. This design has slightly shrunken the building but even the developers acknowledge that the reduction is small. What will likely change more is the number of units the building is divided into. HSI is steadfast in saying that taking off one floor of housing will result in them having to also remove one level of parking. This will mean that tenants will park on the outside lot that was initially proposed as free public parking. This will increase the parking impact on the surrounding neighborhood if the 70 free spaces are eliminated. These are the choices the committees will be grappling with.

I am not defending the developer's positions I am hoping to just share the thoughts and explanations they have shared with us. I hope this information is helpful.

Please stay in touch.

**Kathy Causier**

**Alderwoman, 2nd District**  
**414-771-0123 Home**  
**414-491-9286 Cell**

---

**From:** Julie Jordan Brown [[medart@earthlink.net](mailto:medart@earthlink.net)]  
**Sent:** Tuesday, November 18, 2014 12:09 PM  
**To:** Kathleen Causier; John Dubinski  
**Subject:** State Street Station

Thank you for serving on the Common Council! I appreciate your dedication to Tosa.

I cannot attend the meeting tonight to voice my opinion, but I am opposed to the current plan for State Street Station. The plans are not in keeping with the Tosa village area's charm and the scale of surrounding buildings. The proposed design is simply too large for this location—curb to curb in every possible direction AND five stories.

I don't care for the excuse developers make when they say unless we build it this large there is not enough profit. I am grateful that our alderpersons are not responsible for making sure developers are profitable. This is a poor excuse for a design that does not fit the location. The old saying about the three most important things to consider with real estate are location, location and location. The same is true for proposed plans—does it fit the location, does it fit the location . . .

Regards,  
 Julie Brown  
 2021 Pleasant St.

----- End of Forwarded Message

Attachment: J. Brown email oppose State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

## Carla Ledesma

---

**From:** Julie Jordan Brown <medart@earthlink.net>  
**Sent:** Sunday, January 04, 2015 4:53 PM  
**To:** Carla Ledesma; savetosavillage@gmail.com  
**Subject:** FW: State Street Station

----- Forwarded Message

**From:** Julie Brown <[medart@earthlink.net](mailto:medart@earthlink.net)>  
**Date:** Tue, 18 Nov 2014 13:09:11 -0500  
**To:** <[kcausier@wauwatosanet.net](mailto:kcausier@wauwatosanet.net)>, <[jdubinski@wauwatosanet.net](mailto:jdubinski@wauwatosanet.net)>  
**Conversation:** State Street Station  
**Subject:** State Street Station

Thank you for serving on the Common Council! I appreciate your dedication to Tosa.

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Regards,  
 Julie Brown  
 2021 Pleasant St.  
 ----- End of Forwarded Message

Attachment: J. Brown 2nd email oppose State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

Carla Ledesma

---

From: Terry <terbear40@aol.com>  
 Sent: Sunday, January 04, 2015 4:06 PM  
 To: Carla Ledesma  
 Subject: State Street Station

Hi,

My name is Terry Feezor, I live at 7350 W State Street, Wauwatosa, WI 53213.

This is just a letter to say I strongly oppose the current plan for the State Street Station. I'm sure you have had many letters from neighbors who are not happy with this project either as it stands, plus some who feel this is a great idea. This needs to be put on hold, slow things down and figure out what is the right thing to do here. Stop the Rush!!!!

My main concerns have been from day one, the height and density of this project. the new traffic problems that will generate in regards to hundreds of tenants, their friends and family filtrating the village. Putting a stop light on 72nd & State doesn't fix the traffic problem, it will help that specific area, 72nd & State, but I don't see how that traffic light will help the traffic issue up in the village and on 74th & State, St James and Blanchard. A traffic light will not help us neighbors who live on the streets surrounding this complex with hundreds of cars in and out of this structure daily. On the last proposal they have the Chase Bank 2 way -2 lane drive thru 5 feet north of my drive way. This is a little close for comfort here.

This building they have proposed as is, does not fit in the village. I am not against something new on the block, but I do not approve what they have planned for the village. It is insane. This will irreparably harm the quaintness which is the appeal of the village that brings so many people in to eat and shop. They need to scale it down much more than what we have seen at the past meetings.

I have personally invited the HSI folks a few weeks ago at the Enclave meeting, to come pitch a tent and live on the corner for a week to get a reality check. They keep comparing the Enclave complex to the State Street Station. Most of these folks do not live here or work here so they do not know what the impact of a project this size, will have on the village and the surrounding neighborhood which I call my home.

Sincerely,

Terry Feezor

Attachment: T. Feezor email oppose State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

Carla Ledesma

---

**From:** Christopher Sharkey-Stowe <chrisstowe@sbcglobal.net>  
**Sent:** Sunday, January 04, 2015 12:28 AM  
**To:** Carla Ledesma  
**Subject:** State Street Plan

Dear City Council Members,

My name is Kathryn Stowe and I am deeply opposed to the planned structure for state street. My bank is there and I am considering having to switch banks because the parking is already difficult. I believe making this five story structure will make parking even worse even if it is underground parking. Also, the traffic for the village is already congested and will be made worse during and after construction of the building. If this is built I will not be giving business to the village of Wauwatosa, which I have been going to for fifty plus years. Please consider the residents that would also have to live through this construction and their properties as well.

Sincerely,

Kathryn Stowe

Attachment: K. Stowe email oppose State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

## Carla Ledesma

---

**From:** noreply@civicplus.com  
**Sent:** Monday, January 05, 2015 6:39 PM  
**To:** Carla Ledesma  
**Subject:** Online Form Submittal: Contact \* Carla Ledesma

If you are having problems viewing this HTML email, click to view a [Text version](#).

### Contact \* Carla Ledesma

Contact Information	
Name: *	Ann Heidkamp
Address: *	7329 W. Lloyd St
City: *	Wauwatosa
State: *	WI
Zip Code: *	53213
Telephone Number: *	414-771-8099
Email: *	heidkama@wi.rr.com

### Questions or Comments

An Email will be sent to the following city staff member: \* [Carla Ledesma \/]

Please leave your comments or questions below: \*

(Copy of Email sent to Alderpersons Moldenauer and Stippich) I know there is a lot of discussion going on about the proposed mixed use development in the village. I would like to register my support for this project in terms of its design. I do not feel that a portion of the building being 5 stories high is too high for that location - it is at the bottom of the hill and there is relatively little other residential property near-by. As for the objections that it would detract from our "charming, quaint, and historic village" I disagree! An attractive modern building with green space/public space as indicated in the proposal will make the village a more dynamic place, bring more residents into the area and enhance the business district. Historic and modern can work together well. I have no comment to make about the developer's desire for TIF funding - that is in my mind a separate question that I will leave up to the public officials. So I hope that you will support this plan based on the design and do due diligence in terms of the TIF financing. I will have no problem if this project is rejected for financial reasons but I will be disappointed if it is rejected solely based on the proposed design as not suitable for the village.

\* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://wauwatosa.net/Admin/FormHistory.aspx?SID=31494>

The following form was submitted via your website: Contact \* Carla Ledesma

Name:: Ann Heidkamp

Address:: 7329 W. Lloyd St

City:: Wauwatosa

Attachment: Heidkamp email support State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

State:: WI

Zip Code:: 53213

Telephone Number:: 414-771-8099

Email:: heidkama@wi.rr.com

An Email will be sent to the following city staff member:: Carla Ledesma

Please leave your comments or questions below:: (Copy of Email sent to Alderpersons Moldenauer and Stippich)

I know there is a lot of discussion going on about the proposed mixed use development in the village. I would like to register my support for this project in terms of its design. I do not feel that a portion of the building being 5 stories high is too high for that location - it is at the bottom of the hill and there is relatively little other residential property near-by. As for the objections that it would detract from our "charming, quaint, and historic village" I disagree! An attractive modern building with green space/public space as indicated in the proposal will make the village a more dynamic place, bring more residents into the area and enhance the business district. Historic and modern can work together well. I have no comment to make about the developer's desire for TIF funding - that is in my mind a separate question that I will leave up to the public officials.

So I hope that you will support this plan based on the design and do due diligence in terms of the TIF financing. I will have no problem if this project is rejected for financial reasons but I will be disappointed if it is rejected solely based on the proposed design as not suitable for the village.

Additional Information:

Form submitted on: 1/5/2015 6:38:51 PM

Submitted from IP Address: 98.144.90.66

Referrer Page: <http://wauwatosa.net/Directory.aspx?did=6>

Form Address: <http://wauwatosa.net/Forms.aspx?FID=71>

## Carla Ledesma

---

**From:** mo <mogilsid@peoplepc.com>  
**Sent:** Tuesday, January 06, 2015 2:20 PM  
**To:** Carla Ledesma  
**Subject:** Fw: State Street Station

-----Forwarded Message-----

>From: mo <mogilsid@peoplepc.com>  
 >Sent: Jan 6, 2015 2:10 PM  
 >To: cledsma@wauwatosa.net  
 >Cc: savetosavillage@gmail.com, barbeschoenherr@att.net  
 >Subject: State Street Station  
 >  
 >To all City Council members:  
 >  
 >Like many Tosa citizens, I am opposed to this project in its current state. There are many unanswered questions and misleading data on which you may be basing your opinion to go ahead with this project. This includes the traffic study and city engineering data.  
 >  
 >We the people, remember us, spoke out at the council meetings, myself included, to limit the size and scope of this project. We are not asking to eliminate the development of this area; just that you keep in mind the impact it will have in the future of our village. Quaintness and the ambiance of our beautiful village will be gone forever. Public parking will be reduced in an already "parking shortage" area. This building will increase traffic ten-fold, which will cause delays in rescue vehicles getting thru to potentially save many lives. Then there is the issue of the 2-story underground parking. Have you already forgotten the rainstorm of 2010 and the flooding that occurred in the village and surrounding homes of this flood plane area? And what about the impact of the hundreds of people occupying the rentals and businesses. They will create a vast amount of waste water, putting additional stress on the sewer system.  
 >  
 >For all these reasons, I ask that you reconsider the current proposed 5-story project. Keep it to 3 stories or less, and nix the underground parking.  
 >  
 >Let me also remind you that you are elected officials; you are there to act on our behalf to support what is good for your community. If you choose to support this 5-story project, don't expect to keep your post when it comes up for re-election.  
 >  
 >Vote with your head and heart. Keep our village safe, and sustain the charm and ambiance we have come to know, love, and cherish.  
 >  
 >Thank you for your time and consideration.  
 >  
 >Maureen Lesky  
 >2546 N. 70th

Attachment: Lesky email support reduced State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

## Carla Ledesma

---

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**Sent:** Tuesday, January 06, 2015 2:20 PM  
**To:** Carla Ledesma  
**Subject:** Fw: State Street Station

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 >Cc: savetosavillage@gmail.com, barbeschoenherr@att.net  
 >Subject: State Street Station  
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 >To all City Council members:  
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 >  
 >Thank you for your time and consideration.  
 >  
 >Maureen Lesky  
 >2546 N. 70th

Attachment: Lesky email oppose State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

Carla Ledesma

From: noreply@civicplus.com
Sent: Monday, January 05, 2015 6:39 PM
To: Carla Ledesma
Subject: Online Form Submittal: Contact \* Carla Ledesma

If you are having problems viewing this HTML email, click to view a Text version.

Contact \* Carla Ledesma

Contact Information table with fields: Name, Address, City, State, Zip Code, Telephone Number, Email and corresponding values for Ann Heidkamp.

Questions or Comments

An Email will be sent to the following city staff member: \* [Carla Ledesma \/]

Please leave your comments or questions below: \*
(Copy of Email sent to Alderpersons Moldenauer and Stippich) I know there is a lot of discussion going on about the proposed mixed use development in the village...

\* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://wauwatosa.net/Admin/FormHistory.aspx?SID=31494

The following form was submitted via your website: Contact \* Carla Ledesma

Name:: Ann Heidkamp

Address:: 7329 W. Lloyd St

City:: Wauwatosa

Attachment: Heidkamp email support State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

State:: WI

Zip Code:: 53213

Telephone Number:: 414-771-8099

Email:: heidkama@wi.rr.com

An Email will be sent to the following city staff member:: Carla Ledesma

Please leave your comments or questions below:: (Copy of Email sent to Alderpersons Moldenauer and Stippich)

I know there is a lot of discussion going on about the proposed mixed use development in the village. I would like to register my support for this project in terms of its design. I do not feel that a portion of the building being 5 stories high is too high for that location - it is at the bottom of the hill and there is relatively little other residential property near-by. As for the objections that it would detract from our "charming, quaint, and historic village" I disagree! An attractive modern building with green space/public space as indicated in the proposal will make the village a more dynamic place, bring more residents into the area and enhance the business district. Historic and modern can work together well. I have no comment to make about the developer's desire for TIF funding - that is in my mind a separate question that I will leave up to the public officials.

So I hope that you will support this plan based on the design and do due diligence in terms of the TIF financing. I will have no problem if this project is rejected for financial reasons but I will be disappointed if it is rejected solely based on the proposed design as not suitable for the village.

Additional Information:

Form submitted on: 1/5/2015 6:38:51 PM

Submitted from IP Address: 98.144.90.66

Referrer Page: <http://wauwatosa.net/Directory.aspx?did=6>

Form Address: <http://wauwatosa.net/Forms.aspx?FID=71>

Carla Ledesma

From: Kathleen Ehley
Sent: Tuesday, January 06, 2015 8:52 PM
To: 'smorgan31@wi.rr.com'
Cc: Carla Ledesma
Subject: RE: Online Form Submittal: Contact \* Kathleen Ehley

Sue,
Thank you for your thoughts and openness to the possibilities. Appreciate your taking the time to write.
Sincerely,

Kathy Ehley
Mayor, City of Wauwatosa
7725 W North Ave, 53226
414-479-8915

It is amazing what you can accomplish if you do not care who gets the credit. - Harry S Truman

From: noreply@civicplus.com [mailto:noreply@civicplus.com]
Sent: Tuesday, December 16, 2014 9:37 PM
To: Kathleen Ehley
Subject: Online Form Submittal: Contact \* Kathleen Ehley

If you are having problems viewing this HTML email, click to view a Text version.

Contact \* Kathleen Ehley

Table with Contact Information header and fields: Name, Address, City, State, Zip Code, Telephone Number, Email, and corresponding values for Sue Morgan.

Questions or Comments

An Email will be sent to the following city staff member: \* [Kathleen Ehley \v/]

Please leave your comments or questions below: \*
This email is to Mayor Ehley and the members of the Planning Commission and the city council: I had been opposed to State St. Station plan because it was to be five stories. I was one of those holding a "No more than 3 stories" sign this evening, however I was relieved to hear that a plan for four stories is possible. Four stories is far more agreeable to me than 5. It would lessen the impact of the sheer mass of the building. Aesthetically the building doesn't seem to be consistent with the warmer, friendlier atmosphere of the village but I am not an architect and cannot judge the quality of the design especially as I haven't seen a close up view.

\* indicates required fields.

Attachment: Morgan email support reduced State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://wauwatosa.net/Admin/FormHistory.aspx?SID=31364>

The following form was submitted via your website: Contact \* Kathleen Ehley

Name:: Sue Morgan

Address:: 7212 Hillcrest Drive

City:: Wauwatosa

State:: WI

Zip Code:: 53213

Telephone Number:: 414-453-1214

Email:: [smorgan31@wi.rr.com](mailto:smorgan31@wi.rr.com)

An Email will be sent to the following city staff member:: Kathleen Ehley

Please leave your comments or questions below:: This email is to Mayor Ehley and the members of the Planning Commission and the city council:

I had been opposed to State St. Station plan because it was to be five stories. I was one of those holding a "No more than 3 stories" sign this evening, however I was relieved to hear that a plan for four stories is possible. Four stories is far more agreeable to me than 5. It would lessen the impact of the sheer mass of the building. Aesthetically the building doesn't seem to be consistent with the warmer, friendlier atmosphere of the village but I am not an architect and cannot judge the quality of the design especially as I haven't seen a close up view.

Additional Information:

Form submitted on: 12/16/2014 9:36:40 PM

Submitted from IP Address: 98.144.81.105

Referrer Page: <http://wauwatosa.net/Directory.aspx?did=22>

Form Address: <http://wauwatosa.net/Forms.aspx?FID=284>

Carla Ledesma

To: Carla Ledesma (clesdesma@wauwatosa.net)
Subject: Additional email

Please add to the existing file.

From: noreply@civicplus.com [noreply@civicplus.com]
Sent: Wednesday, January 07, 2015 9:39 AM
To: Gregory Walz-Chojnacki
Subject: Online Form Submittal: Contact \*\* Gregory Walz-Chojnacki

If you are having problems viewing this HTML email, click to view a Text version.

Contact \*\* Gregory Walz-Chojnacki

Contact Information
Name: \* Daniel Kozik
Address: \* 1102 Glenview Ave.
City: \* Wauwatosa
State: \* WI
Zip Code: \* 53213
Telephone Number: \* 414-774-7358
Email: \* kozik3@msn.com
Questions or Comments
An Email will be sent to the following alderperson: \* [Gregory Walz-Chojnacki \/]
Please leave your comments or questions below: \*
I do support the 4-5 story mixed use development that is being proposed for the two-acre site on the corner of 74th and state. Please let my wishes be known to the public.

\* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://www.wauwatosa.net/Admin/FormHistory.aspx?SID=31514

The following form was submitted via your website: Contact \*\* Gregory Walz-Chojnacki

Name:: Daniel Kozik

Address:: 1102 Glenview Ave.

City:: Wauwatosa

State:: WI

Zip Code:: 53213

Attachment: Kozik email support State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

Telephone Number:: 414-774-7358

Email:: [kozik3@msn.com](mailto:kozik3@msn.com)

An Email will be sent to the following alderperson:: Gregory Walz-Chojnacki

Please leave your comments or questions below:: I do support the 4-5 story mixed use development that is being proposed for the two-acre site on the corner of 74th and state. Please let my wishes be known to the public.

Attachment: Kozik email support State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

**Robin Mello, Ph.D.**  
 7339 Saint James Street  
 Wauwatosa, Wisconsin 53213  
 414-476-0421

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January 4, 2014

Dear Alderwoman Causier;

This is a formal letter regarding the proposal(s) offered by HSI for a mixed-use development that they call “State Street Station.” My interest in this proposal is a personal and direct one. I am a neighbor of the proposed building. I live on the corner of 74<sup>th</sup> and St. James. Our home will be ‘ground zero.’

Our neighborhood is a modest one and is supported by good schools, parks and recreation as well as bus lines, shopping, and other village amenities. I can easily see why people might want to live in this part of the city—although it’s drawbacks (traffic, trains, and noise/smog from the foundry and rowdy late-night patrons from the sports bars on State Street—are also things one balances when living here.

Now, we are faced with deciding to vote ‘yes’ or ‘no’ on large development that would create a 160+ residential and retail project on the site now housing George Webb’s and Chase Bank. While I *do* want our city to grow and thrive, the proposal (in all of its different iterations so far) still has too many problems. I urge you to vote ‘no.’

My reasons are:

- a) Traffic and other related safety hazards will increase.
  - Traffic flow will increase to one car per minute on 74<sup>th</sup> Street and directly across from our home. This will increase to more than one car per minute during the peak hours of morning and evening and worsen exponentially during festivals, community events, and celebrations (such as Tosa Fest and Fourth of July).
  - Traffic flow will be exacerbated *even further* by two CHASE BANK drive through windows entering on 74<sup>th</sup> street (and right across from our home).
- b) The plan creates a variable structure that is too high (4-5 stories) and/or too dense for the downtown aesthetics and the actual site: Too much population pressure in too small an area within the village.
- c) The immediate and adjacent area housing market will go down significantly—causing more distressed housing in our neighborhood. None of us want to be ‘upside down’ on mortgages;
- d) Use of TIF funds and city responsibility for the public parking and public park proposed by HIS is questionable. Do not use TIF funds for this project;

- e) When, and if, construction begins it will coincide with the State Street sewer construction. What will the town and HIS do for me in order to mitigate some of the dirt, noise, access, and structural problems that will occur during the two years of construction?

My sole investment lies in my home. This proposal threatens my only asset. September through December I have had to take off work many times to attend public meetings about this proposal. Each meeting has consisted of a long presentation from HSI and each presentation has been slightly different from the last. Citizens have been able to voice their opinions but, for the most part, have been disregarded and, in some cases, disrespected, when they stated their objections.

The final vote last month at the meeting of the Common Council showed an unprecedented public outcry *against* this proposal. Over 50 neighbors from our village came and sat holding "Vote NO" signs. You also saw at least 25 HSI employees (secretaries, a few Enclave employees, and office administrators, etc.) holding "Vote Yes" signs. There were no neighbors of Wauwatosa residents holding "Yes" signs. This one demonstration is a perfect example of what is wrong with the *State Street Station* proposal: it is designed to benefit non-Wauwatosa residents, threatens the quality of life within our neighborhood and puts the existing community at great risk.

I have been involved in all public meetings and information sessions. It is not an easy process and it has been fraught with misunderstanding and belligerence. And I have seen many of us succumb to greed, anger, exaggeration, and disregard for our neighbor's welfare. This is because we are in danger of losing the security of our homes and our investment in them.

I want to compliment Alderwoman Causier for working tirelessly on this project. While we do not always agree, she has been fair and equitable. However, our other alderman, John Dubinski has been a 'no show.' He has not once met with members of the community and it is clear that he does not have the welfare of the neighborhood in mind.

At each meeting, we have been told that our questions would be answered; yet none of them have been dealt with in any clear way. I am hoping that you will address my concerns (see above) and in writing. Looking forward to hearing from you in the near future.

Regards,



Robin Mello

## Carla Ledesma

---

**From:** Anna Jarecki <ajarecki@accucheckreports.com>  
**Sent:** Tuesday, January 13, 2015 3:14 PM  
**To:** James Moldenhauer; Matthew J. Stippich; Kathleen Causier; John Dubinski; Tim Hanson; Gregory Walz-Chojnacki; Dennis McBride; Michael Walsh; Bobby Pantuso; Joel Tilleson; Jeffrey Roznowski; Allison Byrne; Cheryl Berdan; Jason Kofroth; Jason Wilke; Craig Wilson; Carla Ledesma; kehly@wauwatosa.net  
**Cc:** SaveTosaVillage@gmail.com  
**Subject:** State Street Station  
**Attachments:** Ipetition as of 01.13.2014.pdf

To All Concerned:

I would again like to express my opposition to the most recent iteration of the proposed State Street Station Development project as offered by the developer, HSI.

As was currently presented to the community last week on January 8th, the development still exceeds the scale, mass, height and density standards stipulated by the Village Strategic Plan, as well as guidelines established in the Comprehensive Plan. These deviations will allow for consequences that in my estimation have not been thoughtfully considered – second, third and fourth order effects that will occur, whether intentionally or unintentionally, as a result of overlooking or blatantly ignoring standards established in our city's Strategic and Comprehensive plan documents.

Additionally, I have grave concerns regarding the structure itself; it has evolved into an massive, monolithic grouping of 3 buildings in an otherwise charming and historical village setting.

The density is over twice what has been recommended in the strategic plan for the site, which will necessarily result in a strain and a drain of our city's resources and burden an infrastructure ill –prepared for the massive increase in population. The number of vehicles that this development will bring will inevitably affect safety, as well as create congestion and prolonged delays in entering and exiting the village and the city. Neighboring streets will experience a rise in traffic that is specifically cautioned against in our strategic plan.

I believe that this site should be developed, but remain convinced that this is not the right proposal for the site. I urge the CDC committee to vote against the current iteration of the development proposal and request that the developer attempt to more closely align the development proposal with the Strategic Plan.

I would ask that the council as a whole, as well as the mayor, remember that the citizens who have been expressing their concerns and opposition are looking to all of you to provide strategic leadership with respect to growth and development plans for Wauwatosa. Strategic leadership is a process and a major responsibility, which requires that the leader, or leaders, obtain, through consensus building, the support of key constituents – in this instance – the citizens of Wauwatosa. The outpouring of opposition to this project has been tremendous. In further evidence of that opposition, I have also included a copy of an IPetition with 129 signatures to date (01/13/2015) voicing opposition to the current proposal. Many of these individuals have been unable to attend Community or Council meetings to express their views, but they have taken the time to write emails and/or sign the attached petition.

I respectfully submit their signatures along with my own for your consideration,

Anna Jarecki  
 7017 Milwaukee Avenue  
 Wauwatosa, WI 53213

Attachment: A. Jarecki email oppose State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)



Carla Ledesma

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**From:** William Robison <wgrobison@gmail.com>  
**Sent:** Tuesday, January 13, 2015 3:07 PM  
**To:** Kathleen Ehley; Dennis McBride; Michael Walsh; John Dubinski; Kathleen Causier  
**Cc:** DL-Alderspersons  
**Subject:** In favor of State Street Station

Mayor Ehley and members of the City Council representing my own district as well as those in District 2,

I am aware that in the past several weeks, you have no doubt received much correspondence from a group of concerned and well-meaning residents hoping you will prevent the development of the State Street Station project. Although I have expressed my views in personal conversations with some of you, I wanted to go on record as a resident voice in favor of this project, since I know of many who feel as I do, but few who have felt compelled to make their voice heard. I am unable to attend the hearing this evening to speak on behalf of the project, so I am hoping this message will be recorded as representing at least one, if not several supporters of the planned development.

I am a resident of the Village neighborhood, a former treasurer of the neighborhood association, and a current Board member of the Village BID (a resident member - not a business owner). I speak in both capacities, as I know that other business members are also supportive, but may be uncomfortable speaking out for fear of alienating patrons and customers. Finally, I speak as an architect whose work focuses on urban and public projects, including mixed use projects such as this.

It is my belief this project is long overdue, and that it will be of benefit to the Village on several fronts:

1. It will greatly improve the appearance and character of the street by replacing outdated and poorly maintained buildings, and developing and more consistent urban street edge.
2. It will add some public space in the form of a pocket park adding life and opportunities for activity, art, green space and life on the street.
3. It will provide needed public parking (needed to support the new development, though the public perception that there is "no parking" in the Village is false) in a location that is more central than available parking under the Harmonie Bridge. For the record, I would also support some form of TIF option to cover the costs associated with the construction of the public parking on this site.
4. It will enhance the variety and character of the architecture in the Village by being a building "of its time" rather than attempting to copy, reference or mimic the few truly historic buildings in an otherwise very diverse and eclectic district. We are not a "quaint, historic village" as some have described us.
5. It will move us toward a change in density appropriate for the future development of the area which I consider appropriate and welcome as a resident and frequent diner/shopper in my neighborhood.

If I have one regret about the current state of the project, it is that the changes recently made to the building in an attempt to appeal to those opposing the plan have taken away some of what made the building more architecturally interesting - variations in height and building character. In attempting to balance the economics needed to build the project with requests to make it shorter, it has become more monolithic. Were there an

Attachment: Robison email support State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

option to trade some of this reduction in height for the variety that has been lost (perhaps with the tallest building being at the west end) I would welcome it.

I wish all of you luck in your ongoing discernment on this project, and hope that you will have success in finding a balance between a viable and appropriate development that is needed in the village, and the very vocal opinions that oppose it. Not all the residents of the Village feel this way, and I, and my wife, want to be recorded as two who do not. I hope you will support the project and move it forward.

Sincerely,

Bill and Amanda Robison  
6857 Milwaukee Av



This petition has collected  
129 signatures  
using the online tools at [iPetitions.com](http://iPetitions.com)

Printed on 2015-01-13

Attachment: Ipetition 011315 oppose State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

## State Street Station

About this petition

**The Issue:** A \$40 million, three-building development is proposed at the corner of 7400 W. State Street and Wauwatosa Avenue. The development includes a 5 story, 4 story and a 3 story building, which will contain over 160 residential units and nearly 30,000 square feet of retail space. This development will dwarf the adjacent Village and any other building within miles of the site.

**Concerns: Traffic!** Underground parking planned for this development will accommodate 1.5 cars per unit and has additional spaces for public parking. This will put more cars in an area that already experiences significant daily congestion during rush hours and on weekends. In addition, another three-story housing project is being planned for the lot next to the fire station on the northwest side of the Village. All of this additional traffic will not be limited to the Village. It will affect all arterial roads as well. Residents in the surrounding neighborhoods should understandably be concerned about safety, ease of travel and noise issues.

**The Village Ambiance:** As it is currently designed, this huge project will detract from our Village's historic character and negatively impact the charming, quaint and pedestrian-friendly Village experience. The Strategic Plan for the Tosa Village calls for a "modest development" on this site and adds that any development have "a strong respect and affinity for the scale and quality of the village district." This development is too big for the village!

**Setting a Precedent for Future Development:** If the Common Council approves a project of this size, what's to stop other developers from demanding they be given the same option for their projects?

Need more information?

**Attend a Community Meeting on Jan. 8th at 5:30 pm at the Wauwatosa Lions Club at 7336 St James St.**

**Attend the Community Development Council meeting on Jan. 13th at 7:00 pm at Wauwatosa City Hall**

The latest proposal will be discussed by the developer and council members. This may be the last public opportunity to let your council members know how you feel.

**4. Write your alderperson and share your thoughts.**

**Go to:** <http://www.wauwatosa.net/Directory.aspx?did=51>

**Send a copy of your email to:** [SaveTosaVillage@gmail.com](mailto:SaveTosaVillage@gmail.com).

**If you've already sent an email or letter, please send a copy to Carla Ledesma, village clerk (clesma@wauwatosa.net).**

This will ensure that your letter becomes a part of the official city record, which is much more difficult to ignore! Your alder decides whether or not to submit your letters and emails to the clerk so they become a part of the official record. And to date, it looks as if very few alders have chosen to do so.

Attachment: Ipetition 011315 oppose State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

## Signatures

1. Name: Anna Jarecki on 2014-12-10 19:29:35  
Comments:

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2. Name: Cathy Braatz on 2014-12-10 20:29:45  
Comments:

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3. Name: Craig Braatz on 2014-12-10 20:31:29  
Comments:

---

4. Name: Dustin Falkenberg on 2014-12-10 22:11:13  
Comments:

---

5. Name: Michele Duckert-Braze on 2014-12-11 00:37:47  
Comments: Let's not ruin the charm of the Village for the sake of increasing the tax base.!

---

6. Name: Sara Mana on 2014-12-11 03:01:08  
Comments:

---

7. Name: Richard Protasiewicz on 2014-12-11 03:07:42  
Comments:

---

8. Name: Carmen Tracey on 2014-12-11 03:13:49  
Comments:

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9. Name: Anna Jarecki Cure on 2014-12-11 04:16:24  
Comments:

---

10. Name: Catrina Braatz on 2014-12-11 08:35:33  
Comments:

---

11. Name: Randi Chay on 2014-12-11 11:48:47  
Comments:

---

12. Name: Michele Braze on 2014-12-11 15:13:21  
Comments: This is the wrong spot for this development. Let's not kill the thing that brings people into the Village--small town charm-- by plopping a giant modern development onto one end of an already over-trafficed street!

---

13. Name: Jill Morin on 2014-12-11 17:44:18  
Comments: Appropriately sized development of this site is what we all want, and not something that will dramatically and negatively impact the village and surrounding

neighborhood!

- 
14. Name: Rudy Cure on 2014-12-11 18:05:40  
Comments: Too big, too dense
- 
15. Name: Michael Brown on 2014-12-11 18:57:41  
Comments: Let Milwaukee have the congestion...keep our village a village!
- 
16. Name: Nancy Welch on 2014-12-11 19:27:26  
Comments: This building is out of scale with the Village and is not in compliance with either the Village Plan or the City's Comprehensive Plan,
- 
17. Name: Catrina Braatz on 2014-12-11 19:36:11  
Comments:
- 
18. Name: lindsey grochowina on 2014-12-11 19:39:14  
Comments:
- 
19. Name: Pam Melton on 2014-12-11 19:39:57  
Comments: I don't want this building one block from my house. I like the peacefulness of our neighborhood. The increase of the amount of people living in the area will leave too much to much activities
- 
20. Name: Michael Melton on 2014-12-11 19:50:48  
Comments: " DON'T WANT IT " !!!!
- 
21. Name: Kelsey morin on 2014-12-11 19:56:41  
Comments:
- 
22. Name: Nichoas Widener on 2014-12-11 20:01:39  
Comments: It is too big. Too much additional traffic. Will inundate the surrounding area with traffic. And has the appearance of corruption considering the council's actions.
- 
23. Name: Kim Widener on 2014-12-11 20:03:57  
Comments:
- 
24. Name: Nick Morin on 2014-12-11 20:18:48  
Comments:
- 
25. Name: Ashley Falkenberg on 2014-12-11 21:00:59  
Comments:
-

26. Name: Jennifer Randall on 2014-12-11 21:09:55

Comments:

---

27. Name: Traci Cure on 2014-12-11 21:11:41

Comments:

---

28. Name: Jenni Koch on 2014-12-11 21:22:19

Comments:

---

29. Name: Catrina Braatz on 2014-12-11 21:29:52

Comments:

---

30. Name: Melissa terry on 2014-12-11 22:38:35

Comments:

---

31. Name: Sue Martin on 2014-12-11 22:42:23

Comments:

---

32. Name: Stephane Fabus on 2014-12-11 22:48:07

Comments:

---

33. Name: Rebecca Kemnitz on 2014-12-11 23:02:35

Comments:

---

34. Name: Jean Heller on 2014-12-11 23:32:01

Comments:

---

35. Name: Jennifer Feely on 2014-12-12 00:00:01

Comments:

---

36. Name: Leary Jacobson on 2014-12-12 01:20:13

Comments:

---

37. Name: Sarah Schwid on 2014-12-12 01:55:49

Comments:

---

38. Name: Bridget High on 2014-12-12 02:14:02

Comments:

---

39. Name: Annie Daiker on 2014-12-12 02:35:56

Comments:

---

40. Name: Kent Morin on 2014-12-12 03:10:31  
Comments: No more than 3 stories!
- 
41. Name: jeanne jarecki on 2014-12-12 03:24:08  
Comments: the developement is too big
- 
42. Name: richard schmitt on 2014-12-12 03:24:55  
Comments: smaller development please
- 
43. Name: Stacie Gunderson on 2014-12-12 03:50:22  
Comments: why are you ruining out beautiful downtown?!
- 
44. Name: Christine Maltby on 2014-12-12 15:33:07  
Comments: I'm an architect and this plan is considerably to large for our village and Wauwatosa as well. The renderings make it look very enticing but this will destroy the quant area known as the village. We don't need this in Tosa and the development group sees \$\$\$ signs. They don't care about the traffic outcome or space it's going to swallow. I say no!
- 
45. Name: Denise Jenich on 2014-12-12 21:54:08  
Comments:
- 
46. Name: Russ Drover on 2014-12-13 01:52:29  
Comments: It is hard to understand when there is
- 
47. Name: Jennifer Stoebe on 2014-12-13 15:07:38  
Comments: DON'T DO IT, DONT DESTROY TOSA ANYMORE!!!
- 
48. Name: Mary Raebel on 2014-12-13 15:58:36  
Comments: I beleuve the development is too big for the village.
- 
49. Name: Tom Dilworth on 2014-12-13 18:33:15  
Comments: Too big. Not needed.
- 
50. Name: Cheryl Juech on 2014-12-13 18:45:37  
Comments:
- 
51. Name: Julie Brown on 2014-12-14 00:14:18  
Comments: Strategic plans are done for a reason--to honor all community stakeholders. Whenever a developer says--if we don't build it this way at this scale then it is not profitable enough. Developer profitability is not the concern of our city council--the alderpersons are accountable to the entire community.
-

52. Name: Elizabeth Andersen on 2014-12-14 03:20:55  
Comments: This project is too big for this location.
- 
53. Name: Larry Kopperud on 2014-12-15 01:29:46  
Comments: While the developer "answered" the questions that were put before him, the questions were answered only to be favorable to the developer. For example, the developer met with one person who opposed it and she said, "I appreciate the changes you made." There was no corroboration that the person now supported the overall project. The widening of Blanchard Street was presented in a way that it would solve all of the traffic issues. It will not improve any traffic density and rush hour problems on any street other than Blanchard. This development might be acceptable if it was no more than three stories. The perspective pictures and "fly by" model did not show the height of the building compares to the adjacent buildings. It is much too tall.
- 
54. Name: Erika Biemann on 2014-12-15 01:43:55  
Comments: The proposed development is too large for the Wauwatosa Village.
- 
55. Name: Kristine Gehrke on 2014-12-15 02:43:47  
Comments: I am a Tosa resident who not only lives near the Village, but enjoys the convenience and quaintness of the local business district. While the proposed structure and design is quite beautiful, it does not fit with the historic charm. Additionally the added traffic and congestion to an area that already experiences daily backups east and west along State Street during rush hour already, the added influx of cars will make it nearly impossible to maneuver around. A Tosa resident may not have a choice other than to sit in this traffic enroute to their residence. However, the person from another community venturing to the Village to dine/shop may give up on their attempt, or worse stop coming and spending their disposable income. Then it starts affection the economic well being and continued growth of our Village businesses.
- 
56. Name: Cornelia Beilke on 2014-12-15 03:04:18  
Comments:
- 
57. Name: John Horky on 2014-12-15 16:30:23  
Comments:
- 
58. Name: Julie Tramonte on 2014-12-15 18:16:17  
Comments: I'm very concerned about the impact on traffic, size affecting the charm of the neighborhood, how it is contrary to the agreed upon strategig plan for Tosa and how quickly this seems to be snuck in - hoping residents will be too distracted by the holidays to object to this development.
- 
59. Name: L Hanaman on 2014-12-15 20:05:00  
Comments: plz scale itback to complement the village
- 
60. Name: T Hanaman on 2014-12-15 20:06:54

Comments: plz scale the structure to fit with the village instead of tower over it

- 
61. Name: Laura Snyder on 2014-12-15 20:38:28  
Comments: My husband I strongly oppose the size/scope of this project. This is not a 'modest' development as is outlined in the strategic plan for the village. We support growth, but this is simply too large for the village and surrounding neighborhoods.
- 
62. Name: Aaron Squires on 2014-12-15 20:39:45  
Comments: Ditto to what my wife (Laura) said!
- 
63. Name: Elizabeth Gizewski on 2014-12-15 21:01:55  
Comments: Very strongly opposed to a development of this size in our "quaint" village.
- 
64. Name: Maureen L on 2014-12-15 21:49:38  
Comments: Too tall on such a small lot, not appropriate for this location. This will have many negative implications for too many citizens of Tosa. If the elected officials vote for this, they won't be our elected officials next election.
- 
65. Name: Vicki G on 2014-12-15 22:05:38  
Comments: Nice looking structure, but not for the village.
- 
66. Name: C Gram on 2014-12-16 00:05:36  
Comments:
- 
67. Name: Larka Keila on 2014-12-16 00:55:43  
Comments: Please don't ruin our community with this oversized, unnecessary complex. We already have traffic issues there. This will make it worse than ever!
- 
68. Name: Margaret Komp on 2014-12-16 02:32:58  
Comments:
- 
69. Name: Carol Hemze on 2014-12-16 03:00:24  
Comments: We strongly oppose this project. It is too big for the Village.
- 
70. Name: Carl Komp on 2014-12-16 03:03:14  
Comments: We oppose this development because the scale and scope are too large for the size of the lot. We are also concerned about the increased traffic. The motivation for the development of the site should be what will work best for this location and benefit the village. It should not be motivated by the profit the developer hopes to make by squeezing in as many apartments as they can. The city, it's citizens and the right developer can come up with a plan that agrees with the strategic plan for the Tosa village which calls for "a modest development" on this site that has "a strong respect and affinity for the scale and quality of the Village district."
-

71. Name: Katie Johnson on 2014-12-16 03:28:16  
Comments:
- 
72. Name: Juli on 2014-12-16 03:50:33  
Comments: I oppose this project. The development is too large and will change the mood of our beautiful, historic downtown.
- 
73. Name: Vicki Cicatello on 2014-12-16 05:20:30  
Comments:
- 
74. Name: Teri Eisenhauer on 2014-12-16 14:12:21  
Comments: Opposed to project - way too much for that area.
- 
75. Name: Katie Stowe on 2014-12-16 15:24:13  
Comments: the village ambience will be destroyed.
- 
76. Name: Eileen Early on 2014-12-16 16:50:38  
Comments: I oppose this project. The development is too large and will change the mood of our beautiful, historic downtown.
- 
77. Name: Matt Lopuchovsky on 2014-12-16 20:47:11  
Comments:
- 
78. Name: Maureen Badding on 2014-12-16 21:20:59  
Comments: I don't believe this is an adequate amount of parking for the development in an area where parking is already difficult to find. I also feel there will be too much traffic for what is essentially a two-lane street at the pedestrian crossing at the bridge.
- 
79. Name: Suzanne Haberstroh on 2014-12-16 21:41:11  
Comments: I oppose this project. It is too tall and dense. Please follow the "Strategic Plan for the Tosa Village".
- 
80. Name: Mark Roethle on 2014-12-16 23:53:23  
Comments: I oppose this project.
- 
81. Name: Jonathan Gundlach on 2014-12-17 03:56:07  
Comments: Keep the Village a village! 'No' to this development project!
- 
82. Name: Marcy Minix on 2014-12-17 16:41:46  
Comments: I am opposed to the scale of the development. In addition, I question whether or not apartments are the best use of that parcel or if other developers have ideas that would directly benefit the current residents of Wauwatosa and be a draw for visitors to our unique and charming spot. I don't see how it fits the city's vision for the Village.

- 
83. Name: Bob Buzogany on 2014-12-17 21:47:51  
Comments: buzogany@hotmail.com
- 
84. Name: Amy on 2014-12-17 22:32:22  
Comments:
- 
85. Name: Nicole Fermanian on 2014-12-17 22:36:24  
Comments:
- 
86. Name: Jennifer Harper on 2014-12-17 22:45:12  
Comments:
- 
87. Name: Liz Thimm on 2014-12-17 22:48:10  
Comments:
- 
88. Name: Dale Dulberger on 2014-12-18 03:39:49  
Comments:
- 
89. Name: Susan Zeimet on 2014-12-18 12:28:25  
Comments: The Village has finally become a destination, don't ruin it!
- 
90. Name: Nancy Komp on 2014-12-18 16:23:48  
Comments: It's way too big for the neighborhood.
- 
91. Name: Mahalakshmi on 2014-12-19 19:19:43  
Comments:
- 
92. Name: Mar McIlheran on 2014-12-19 23:25:57  
Comments:
- 
93. Name: Donna Kerr on 2015-01-04 13:24:06  
Comments:
- 
94. Name: Michael Melton on 2015-01-04 16:28:47  
Comments: I am against this development project.
- 
95. Name: Scott Schrank on 2015-01-04 21:03:32  
Comments:
- 
96. Name: Kate Schwartz on 2015-01-04 21:18:28  
Comments: I oppose the project. It makes little sense for the village and a more suitable

design is required. Retail and apartments will add nothing. A kunsthalle, a new library, a community recreation space, a park, an indoor/outdoor market space - these lend better to the well-established and charming euro vibe of the village and could prove a huge economic draw to the area as well as a precedent for neighboring neighborhoods and townships. Don't squander the opportunity on the same old thing. Be creative. Be visionary. Be Wauwatosa.

- 
97. Name: Tom Gill on 2015-01-05 00:29:59  
 Comments: Too big for our neighborhood. Just because something CAN be done, doesn't mean it SHOULD be done. Consider the people, like myself, who have chose this area and have lived here for 30 years. This proposed project with disrupt the neighborhood and transform it into a traffic feeder for the residents and business of the proposed project.
- 
98. Name: Ruth Dabel on 2015-01-05 12:43:00  
 Comments:
- 
99. Name: Terry DeBord on 2015-01-05 18:09:25  
 Comments: I've lived just blocks from this for the last 17 blocks. I walk/drive this area every single day. You can not at 5 o'clock add 10 more cars to the congestion let along hundreds potentially. This is totally the wrong location or type of development for this are. Retail shops fine, houseing is over the top too much.
- 
100. Name: Javier A. Ibanez-Noe on 2015-01-05 22:45:46  
 Comments: This development is undesirable to the great majority of residents who live near the village
- 
101. Name: Maria Julia Baldor on 2015-01-05 22:59:39  
 Comments:
- 
102. Name: Robin Mello on 2015-01-06 00:10:03  
 Comments: I live at 'ground zero' for this project and am very upset at how this project is being fast-tracked and how the neighbors have been treated in this entire process.
- 
103. Name: Jeffrey J Blawat on 2015-01-06 13:31:52  
 Comments: Not needed, keep it small and historic!!
- 
104. Name: Terese Erny on 2015-01-06 15:03:27  
 Comments:
- 
105. Name: Pamela Melton on 2015-01-06 20:49:24  
 Comments: Please stop the construction of this development. I lived a half of block from where this new development and I don't want the added traffic or noice in my neighborhood. Thank you
-

106. Name: allison wergin on 2015-01-07 15:28:44  
Comments:

107. Name: Richard Hedderman on 2015-01-07 16:35:29  
Comments: This is an unnecessary and precipitous proposal. It does NOT take into account the quality of life of the residents of this neighborhood. It's only motive is PROFIT, not benefit and welfare of our community. City planners have NOT adequately thought through the impact of this development on what is already an over-stressed infrastructure in the Village district, and the proposal has not been appropriately considered as a component of an integrated, thoughtful concept for the our neighborhood. I resent the impulse of a group of people who don't live here to line their pockets with cash at the expense of my quality of life, my tax rates and property values. This proposal must be rejected.

108. Name: Susan Loewenstein on 2015-01-07 18:08:48  
Comments:

109. Name: Penny Mabra and Paul Mabra on 2015-01-07 20:07:54  
Comments: The State Street Station proposal is ridiculous! Think about quality of life rather than dollars.

110. Name: Jen Misiewicz on 2015-01-07 22:25:48  
Comments:

111. Name: Lisa Ferch on 2015-01-08 01:52:13  
Comments: Too much traffic congestion already-a big apartment building would really jam things up.

112. Name: Joanne Shansky on 2015-01-08 04:11:34  
Comments:

113. Name: Lynne Burling on 2015-01-08 14:35:35  
Comments: Stop giving our tax dollars away in the form of TIF'S.

114. Name: Deborah Koontz on 2015-01-10 18:38:51  
Comments:

115. Name: Susan A. Kane on 2015-01-11 17:26:46  
Comments: THIS DEVELOPMENT IS CERTAINLY FAR TOO BIG FOR THIS SITE IN OUR VILLAGE!

116. Name: Denise Olson Jenich on 2015-01-11 19:51:28  
Comments: 8212 Rockway Pl

117. Name: Mark Jenich on 2015-01-11 19:58:17  
Comments:
- 
118. Name: Tim Jarecki on 2015-01-12 01:45:51  
Comments: I reside on Milwaukee Avenue and I strongly oppose this project. The height and density are not in keeping with the Village Strategic Plan and the additional traffic will create congestion, delays and pedestrian safety concerns.
- 
119. Name: Nancy Welch on 2015-01-12 01:48:39  
Comments: This proposal is incompatible with the Village Strategic Plan and should not be approved. NO public funds should be used to promote projects that conflict with adopted plans.
- 
120. Name: mary kartz on 2015-01-12 20:30:35  
Comments: I am opposed the the size of the state street station project
- 
121. Name: Dawn Purpura on 2015-01-12 22:59:51  
Comments:
- 
122. Name: Dan Manole on 2015-01-13 00:12:53  
Comments: This proposal is incompatible with the Village Strategic Plan and should not be approved. I reside on Milwaukee Avenue and I strongly oppose this project. The height and density are not in keeping with the Village Strategic Plan and the additional traffic will create congestion.
- 
123. Name: David Plank on 2015-01-13 01:56:07  
Comments: This project is out of scale with the Village and should comply with the letter and spirit of the Village Plan. As currently designed it will dwarf this historic character of the Village.
- 
124. Name: Gayle Casey on 2015-01-13 02:33:24  
Comments: Let's keep the village pedestrian friendly. This proposed development will bring in more traffic than the village can handle.
- 
125. Name: Margaret Steimle on 2015-01-13 02:37:21  
Comments:
- 
126. Name: Margaret Raasch on 2015-01-13 03:38:59  
Comments:
- 
127. Name: jeanne jarecki on 2015-01-13 14:17:34  
Comments: Please build a building that is proportionate to your original recomendations
- 
128. Name: Pat Ginter on 2015-01-13 16:56:14

Comments:

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129. Name: Therese Gantz de Palma on 2015-01-13 17:43:02  
Comments: I oppose this project

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Attachment: Ipetition 011315 oppose State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

1/13/15

Dear Wauwatosa clerk  
RE: State Street Station

Dear Representative:

Please include in this evening's community development web portal attachments.

IT IS ESSENTIAL TO HAVE BETTER GUIDELINES IN PLANNED UNIT DEVELOPMENT OVERLAYS TO AVOID CONFLICTS BETWEEN PROPERTY OWNERS WITHIN 1000 FT AND THE DEVELOPER.

In 2001 in order to establish in cities of 12,500 residents or larger, cities were required to include in their creation of each city's comprehensive plan the goals of a "traditional neighborhood development plan" into zoning. (section 66.1027 of WI state statue)

Yet the city has not chosen to delineate in a direct manner into their comprehensive plan. It is not enough to include completeness, walk ability bicycle lanes and rakes. This is not sufficient protection and equal protection to property owners within 1000 ft. of the development and moreover within the historic village center as well. We need a reasonable compromise for what the developer is led to believe what it can do and what the city will allow them to do. I maintain that residents within 1000 ft of this development that are opposed be treated equally

We need to do what other Wisconsin cities have done in the best interest of their cities by establishing measures that allow the principles of a "traditional neighborhood plan" to be used as guidelines for a "planned development overlay" Furthermore, even the city's present comprehensive plan indicates to limit the height of buildings in this plan area to 2-3 stories fronting on Wauwatosa Ave across from Waterstone Bank and yo mama's and no further plan show development fronting on the parcels that are to the north of the State St parcels shown on page 91 of the village trade plan. And only on the parcel where US Bank is, a mid-rise building also on page 91. And further on page 93 mentions a scale for the vacant firehouse lot consistent with the village center and no higher than 3 stories. This is the same zoning area so why is it different for State Street Station I ask a reply?

If a majority of property owners within 1000 ft of this proposal oppose it, then clearly they should be properly represented by council members and have proper zoning to avoid conflict now and in the future.

Sincerely,

Russ Drover, resident owner

Carla Ledesma

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**From:** Rudy Cure <rudy.cure@berengariadevelopment.com>  
**Sent:** Tuesday, January 13, 2015 4:12 PM  
**To:** James Moldenhauer; Matthew J. Stippich; Kathleen Causier; John Dubinski; Tim Hanson; Gregory Walz-Chojnacki; Dennis McBride; Michael Walsh; Bobby Pantuso; Joel Tilleson; Jeffrey Roznowski; Allison Byrne; Cheryl Berdan; Jason Kofroth; Jason Wilke; Craig Wilson; Carla Ledesma; kehly@wauwatosa.net  
**Cc:** SaveTosaVillage@gmail.com, "Jill Morin (jilljmorin@gmail.com); Kent Morin; Anna's Mom  
**Subject:** State Street Station - Opposed

Good evening all,

I would like to express my opposition to the most recent proposed renderings of the State Street Station Development.

These new renderings have become a large monolithic three building triangle that still exceeds the scale, mass, height and density standards within the Village Strategic Plan, as well as guidelines established in the Comprehensive Plan.

The Village spend how many thousands of taxpayers dollars creating the Village Strategic Plan and the Village Comprehensive Plan? The Village has now spent how many more thousands of taxpayers dollars going back and forth on this project? With that being said, any and all projects proposed for this site (and any future projects) should fall within the guideline set by the Village Strategic Plan and the Village Comprehensive Plan.

As I have said all along, I am not opposed to "Re-developing" the 7400 Block of State Street, but any proposed project for this site should concentrate more on retail and commercial use, with far LESS focus on residential use.

High density housing and extremely heavy traffic volumes put great strains on the public utilities, public service personnel, public safety, and our school system.

Have a great night.

Thank you,

**Rudy Cure**  
Construction Manager

Attachment: Cure email oppose current/support reduced State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

Berengaria Development  
301 N Broadway, Suite 300  
Milwaukee, WI 53202  
T: 414-585-8881  
c: 414-323-9096  
[rudycure@berengariadevelopment.com](mailto:rudycure@berengariadevelopment.com)

Attachment: Cure email oppose current/support reduced State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

Carla Ledesma

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From: Royal Elaine <royal.theresa@yahoo.com>  
Sent: Friday, January 16, 2015 8:17 AM  
To: tclerk  
Subject: State station project

I am a Wauwatosa resident and I support the state station project

Attachment: Microsoft Outlook - Memo Style (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

Carla Ledesma

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From: Kathy Ehley <kaehley@gmail.com>  
 Sent: Sunday, January 18, 2015 12:03 PM  
 To: Carla Ledesma; Paulette Enders  
 Subject: Fwd: State Street Station

Carla, please add to correspondence.

Kathy Ehley

"It is amazing what you can accomplish if you do not care who gets the credit" -  
 Harry Truman

Begin forwarded message:

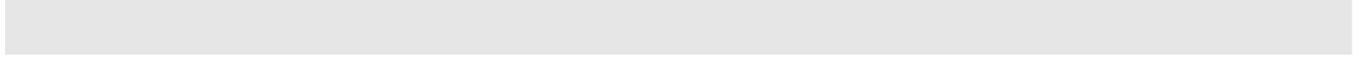
**From:** "Linda McCabe" <[linda@incentivegallery.com](mailto:linda@incentivegallery.com)>  
**Subject:** State Street Station  
**Date:** January 17, 2015 12:18:22 PM CST  
**To:** <[jmoldenhauer@wauwatosa.net](mailto:jmoldenhauer@wauwatosa.net)>, <[mstippich@wauwatosa.net](mailto:mstippich@wauwatosa.net)>, <[kcausier@wauwatosa.net](mailto:kcausier@wauwatosa.net)>, <[jdubinski@wauwatosa.net](mailto:jdubinski@wauwatosa.net)>, <[thanson@wauwatosa.net](mailto:thanson@wauwatosa.net)>, <[gwalzchojnacki@wauwatosa.net](mailto:gwalzchojnacki@wauwatosa.net)>, <[dmcbride@wauwatosa.net](mailto:dmcbride@wauwatosa.net)>, <[mwalsh@wauwatosa.net](mailto:mwalsh@wauwatosa.net)>, <[bpantuso@wauwatosa.net](mailto:bpantuso@wauwatosa.net)>, <[jtilleson@wauwatosa.net](mailto:jtilleson@wauwatosa.net)>, <[abyrne@wauwatosa.net](mailto:abyrne@wauwatosa.net)>, <[cberdan@wauwatosa.net](mailto:cberdan@wauwatosa.net)>, <[jkofroth@wauwatosa.net](mailto:jkofroth@wauwatosa.net)>, <[jwilke@wauwatosa.net](mailto:jwilke@wauwatosa.net)>, <[cwilson@wauwatosa.net](mailto:cwilson@wauwatosa.net)>, <[jroznowski@wauwatosa.net](mailto:jroznowski@wauwatosa.net)>  
**Cc:** <[ryan@hsi-properties.com](mailto:ryan@hsi-properties.com)>, "Kathy Ehley" <[kaehley@gmail.com](mailto:kaehley@gmail.com)>

Dear Council members,

I am writing in support of the State Street Station project. As neighborhood President for the Highland Park Association, I have had the pleasure of working with HSI Properties and the Enclave development. Adding a high-end, well-managed development adds to property values and traffic concerns can be addressed. Wauwatosa is a wonderful community in which to live and work and growth is inevitable. This developer took the neighborhood concerns regarding traffic flow and impact on the existing area into consideration during the planning stages. They have joined our association, provided a dedicated on site management contact for us and offer their community room for our neighborhood events. We have had **no concerns or issues** and the Enclave is full, with waiting lists. I would be happy to answer any questions you have about our experience.

Linda McCabe

1320 Martha Washington Drive, Wauwatosa WI 53213



Attachment: McCabe email support State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

Carla Ledesma

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From: Cindy Logan <cinclogan@gmail.com>  
Sent: Sunday, January 18, 2015 6:32 AM  
To: tclerk  
Subject: State Street Station

I am in total support of the State Street Station project. I am out of town and unable to attend the meeting. I am currently a resident of The Enclave in Wauwatosa.

Thank you,  
Cindy Logan  
1211 N 60th Street

Attachment: Logan email support State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

Carla Ledesma

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From: Gayle Casey <gaylewithay28@gmail.com>  
Sent: Saturday, January 17, 2015 7:47 AM  
To: John Dubinski; Kathleen Causier  
Cc: Carla Ledesma  
Subject: State Street Station

Mr. Dubinski and Mrs. Causier,

I am a twenty-eight year resident of the Wauwatosa Village. When my husband and I bought our house in 1986, my parents thought we were crazy - an old house with a lifetime's worth of work in a not-so-great location. Well things have changed since then. Lots of time and money sunk into the house and the village is now a wonderful place to live, shop and dine.

Let's keep the village that way. The State Street Station project is too big in scale, height and density for the area. It will bring in too much traffic to an already congested intersection.

I'm not anti-change or anti-growth - but this behemoth project isn't right for the location.

Thank you.

Gayle Casey  
6866 St. James Street  
Wauwatosa, WI 53213

Attachment: Casey email oppose current State Street Station proposal (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

Carla Ledesma

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From: Robin Mello <rmello@uwm.edu>  
Sent: Monday, January 19, 2015 12:46 PM  
To: Carla Ledesma  
Cc: Robin Mello; Richard Hedderman; Anna Jarecki; barbara Schoenherr  
Subject: RE: to be read and put into the public record for Common Council Meeting Jan. 20th

Dear Council Members and Madam Mayor:

This is a follow up to my previous letter regarding the proposal(s) offered by HSI for “State Street Station.” I urge you to vote “No.”

Why is a “No” vote the smart and right way to vote?

--The proposed building is too tall: at 49 feet tall with two underground levels and four stories above ground it would towers over the Waterstone Bank (which is 43 feet).

--The proposed design is monolithic.

--The proposed building is not consistent with the height, scale, and mass called for in Wauwatosa’s Comprehensive and Village Strategic plans.

--The proposal calls for resident density of 70 units per acre, which is double the the 35 unit limit called for in Wauwatosa’s Comprehensive and Village Strategic plans.

--The developer plans to request too much public financing for this project.

--Traffic and other related safety hazards will increase.

- o Traffic will increase to one car per minute on 74<sup>th</sup> Street during peak commuting hours and worsen exponentially during festivals, community events, etc.
- o Traffic flow will be exacerbated by two CHASE BANK drive through windows entering on 74<sup>th</sup> street and exiting on Blanchard.

--The majority of citizens who live in, or adjacent to, the Village neighborhood have been clear, consistent, and vocal in opposition to this proposed plan. (You have a clear public record of meetings and signed petitions as evidence of this)

Finally, when a version of this proposal came up for a vote earlier this month the developer and architect required their hired staff (not Tosa residents) to hold 'yes' signs. This Tuesday night, as you look at the public audience, recall that the people urging you to vote 'no' will be voters of this city rather than paid subordinates.

Sincerely,

Robin Mello

Attachment: Mello email (2) oppose State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

Carla Ledesma

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**From:** Dawn Purpura <4psnapod@att.net>  
**Sent:** Monday, January 19, 2015 1:17 PM  
**To:** James Moldenhauer; Matthew J. Stippich; Kathleen Causier; John Dubinski; Tim Hanson; Gregory Walz-Chojnacki; Dennis McBride; Michael Walsh; Bobby Pantuso; Joel Tilleson; Jeffrey Roznowski; Allison Byrne; Cheryl Berdan; Jason Kofroth; Jason Wilke; Craig Wilson; Carla Ledesma; Kathleen Ehley  
**Cc:** Carla Ledesma  
**Subject:** State Street Station - Opposed

I am absolutely opposed to the State Street Station as it is proposed currently. It is like placing an alien spaceship in a quaint historic village. It simply does not fit with the ambience of our village. I also do not appreciate the developers threatening attitude that if they do not get what they want, they will back out. We as a city need to be confident enough to say "no" when what is proposed is not the very best for our city. The congestion this monolith will add to the village is unacceptable. As it is, on a Friday night it is nearly impossible to cross State Street safely with all the traffic that is running through there. I respectfully ask that my alderperson Kathleen Causier and all other alderpeople vote against the proposed State Street Station. Please listen to the people who put you in office and whom you say you represent and vote ask they ask.

Thank you for your time and attention.

Michael & Dawn Purpura  
7343 Milwaukee Avenue  
Wauwatosa, WI 53213

Attachment: Purpura email oppose State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

Carla Ledesma

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From: barbara Schoenherr <barbeschoenherr@att.net>  
 Sent: Monday, January 19, 2015 2:40 PM  
 To: Carla Ledesma  
 Cc: Anna Jarecki; Jill Morin; Robin Mello; Terry  
 Subject: To Be Included for 1/20/2015 Common Meeting

Dear Council Members and Madam Mayor,

I again wish to voice my opposition to the current plan known as "State Street Station". It remains too tall and too dense in its current incarnation. This remains in conflict with the Comprehensive and Strategic Plan for the village. Without a parking study we have been sold the concept of a need, despite the existence of 2300 parking spots already. So it is to be believed that retailers hold the public responsible for providing their parking? Interesting concept.

There was a good faith effort by the neighborhood to discuss options at the Wauwatosa Lions Club where 50 people came in a snow storm. And once again my neighbor Terry Feezor did not receive a letter informing her of the meeting despite being an adjacent property owner to the site from HSI.

Sometimes when the family is loudly opposing the date that you are going on, there is a reason. This does not need to be the only plan for the site. The concept that it is an all or nothing concept is erroneous. Often when someone attempts to offer such a concept it is not the best one for you. This is no disparagement upon the developer, sales is part of good business. It is just that something more moderate can be done on the site that is better for the community and the branding of the village itself.

Yes, the city is trying to grow the tax base to meet budget needs. There are several large developments already proposed. This site is different. It is challenging because of that difference. We can do better than this current plan that still remains too large and too dense. We cannot pretend that an elephant is a gopher.

I respectfully request that you vote "no" to the current plan and zoning change. I have lived here most of my life, I vote regularly, and I hold my sign in opposition for free. Thank you.

Sincerely,  
 Barb Schoenherr  
 1324 N. 74th Street  
 Wauwatosa, WI 53213

Attachment: Schoenherr email (2) oppose State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

## Carla Ledesma

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**From:** Wes Albinger <albinger@uwmalumni.com>  
**Sent:** Monday, January 19, 2015 2:29 PM  
**To:** James Moldenhauer; Matthew J. Stippich; Kathleen Causier; John Dubinski; Tim Hanson; Gregory Walz-Chojnacki; Dennis McBride; Michael Walsh; Bobby Pantuso; Joel Tilleson; Jeffrey Roznowski; Allison Byrne; Cheryl Berdan; Jason Kofroth; Jason Wilke; Craig Wilson; Carla Ledesma; Kathleen Ehley  
**Subject:** Fwd: Meeting Tomorrow - Email Tonight

I oppose the State Street Station in its currently proposed form. I am hopeful that a compromise version can be agreed upon as I am strongly in favor of upscale residential/mixed use development for this site. The density as currently proposed is too high, and the massing of the building at a uniform 4 stories is too large and monolithic. A two, three, and four story combination with 125 units or fewer would be acceptable to me and in fact I would strongly support it.

Wes Albinger  
 1432 Saint Charles Street  
 ----- Forwarded message -----  
**From:** Anna Jarecki <[ajarecki@accucheckreports.com](mailto:ajarecki@accucheckreports.com)>  
**Date:** Mon, Jan 19, 2015 at 11:00 AM  
**Subject:** Meeting Tomorrow - Email Tonight  
**To:** Anna Jarecki <[ajarecki@accucheckreports.com](mailto:ajarecki@accucheckreports.com)>

Good morning Concerned Wauwatosa Taxpayers:

Reminder: Tomorrow evening's meeting

City Hall 7:30 pm

Get there early!

We will have signs for anyone wishing to demonstrate their opposition to the zoning amendment requested, as well as this development as it is currently proposed and the use of TIF for this development.

Emails: While I know many of you have cc'd the clerk ([clesma@wauwatosa.net](mailto:clesma@wauwatosa.net)) on your emails to ensure that your email would become part of the public record, If you go to the city's website link for the agenda, you will see that not many emails made it to the "official record" - use the link below

[Link to the agenda for the next Common Council meeting.](#)

Just 18 emails are part of the official record and several support the proposal as it currently is proposed. Please take time to day to email the council, cc'ing the clerk and do it AFTER 5:30 pm, ensuring it becomes part of the

Attachment: Albinger email oppose current State Street Station development (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

public record and read into the agenda for Tuesdays meeting. Let the council know that more than 15 people oppose this project - the email list is below - just copy and paste it into your email To: field –

[jmoldenhauer@wauwatosa.net](mailto:jmoldenhauer@wauwatosa.net);[mstippich@wauwatosa.net](mailto:mstippich@wauwatosa.net);[kcausier@wauwatosa.net](mailto:kcausier@wauwatosa.net);[jdubinski@wauwatosa.net](mailto:jdubinski@wauwatosa.net);[thanson@wauwatosa.net](mailto:thanson@wauwatosa.net);

[gwalzchojnacki@wauwatosa.net](mailto:gwalzchojnacki@wauwatosa.net);[dmcbride@wauwatosa.net](mailto:dmcbride@wauwatosa.net);[mwalsh@wauwatosa.net](mailto:mwalsh@wauwatosa.net);[bpantuso@wauwatosa.net](mailto:bpantuso@wauwatosa.net);[jtilleson@wauwatosa.net](mailto:jtilleson@wauwatosa.net);

[jroznowski@wauwatosa.net](mailto:jroznowski@wauwatosa.net);[abyrne@wauwatosa.net](mailto:abyrne@wauwatosa.net);[cberdan@wauwatosa.net](mailto:cberdan@wauwatosa.net);[jkofroth@wauwatosa.net](mailto:jkofroth@wauwatosa.net);[jwilke@wauwatosa.net](mailto:jwilke@wauwatosa.net);

[cwilson@wauwatosa.net](mailto:cwilson@wauwatosa.net);[clesma@wauwatosa.net](mailto:clesma@wauwatosa.net);[kehley@wauwatosa.net](mailto:kehley@wauwatosa.net)

There are over 137 names currently on the online Petition opposing the proposal....maybe we can get 137 emails to the council before the meeting!

I hope to see you all there tomorrow evening – our collective voice will be heard!

Thank you to everyone who has helped in the effort to get the word out to all of Wauwatosa – please forward the information and email on to anyone that you think might be interested.

Anna Jarecki

## Carla Ledesma

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**From:** Richard Protasiewicz, Jr. <drrichp@gmail.com>  
**Sent:** Tuesday, January 20, 2015 8:58 AM  
**To:** James Moldenhauer; Matthew J. Stippich; Kathleen Causier; John Dubinski; Tim Hanson; Gregory Walz-Chojnacki; Dennis McBride; Michael Walsh; Bobby Pantuso; Joel Tilleson; Jeffrey Roznowski; Allison Byrne; Cheryl Berdan; Jason Kofroth; Jason Wilke; Craig Wilson; Carla Ledesma; Kathleen Ehley  
**Subject:** State street station

Let it be known for the record that I oppose the state street station.

Richard E. Protasiewicz, Jr.  
 7309 Blanchard Street  
 Wauwatosa, Wisconsin 53213

--

**Dr. Richard E. Protasiewicz, Jr.**  
**Richard E. Protasiewicz, Jr., D.C.**  
**7918 Harwood Avenue.**  
**Wauwatosa, Wisconsin 53213**  
**414.282.9500**

CAUTION: This email and files included in its transmission are solely intended for the use of the addressee(s) and may contain information that is confidential and privileged. If you receive this email in error, please advise us immediately and delete it without copying the contents contained within. Dr. Richard E. Protasiewicz Jr./Richard E. Protasiewicz Jr., D.C. does not accept liability for the views expressed within or the consequences of any computer viruses that may be transmitted with this email. The contents are also subject to copyright. No part of it should be reproduced, adapted or transmitted without the written consent of the copyright owner. We give no warranties in relation to these matters and accept no liability for any loss or damage that may be suffered as a result of the use of this transmission.

Attachment: Protasiewicz email oppose State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

**Carla Ledesma**

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**From:** Sara Mana <dr.sara.mana@gmail.com>  
**Sent:** Tuesday, January 20, 2015 8:50 AM  
**To:** James Moldenhauer; Matthew J. Stippich; Kathleen Causier; John Dubinski; Tim Hanson; Gregory Walz-Chojnacki; Dennis McBride; Michael Walsh; Bobby Pantuso; Joel Tilleson; Jeffrey Roznowski; Allison Byrne; Cheryl Berdan; Jason Kofroth; Jason Wilke; Craig Wilson; Carla Ledesma; Kathleen Ehley  
**Subject:** State street station

For the record I want it to be known that I oppose the State Street Station for many reasons.

Sara Mana  
7309 Blanchard St,  
Wauwatosa, WI 53213

Attachment: Mana email oppose State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

Carla Ledesma

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**From:** Christian Walters <christian.walters@gmail.com>  
**Sent:** Monday, January 19, 2015 10:28 PM  
**To:** James Moldenhauer; Matthew J. Stippich; Kathleen Causier; John Dubinski; Tim Hanson; Gregory Walz-Chojnacki; Dennis McBride; Michael Walsh; Bobby Pantuso; Joel Tilleson; Jeffrey Roznowski; Allison Byrne; Cheryl Berdan; Jason Kofroth; Jason Wilke; Craig Wilson; Kathleen Ehley  
**Cc:** James Archambo; tclerk; Christian Walters  
**Subject:** State Street Station Project

Ms. Mayor and the Wauwatosa Council-

I am a resident of Wauwatosa and wanted to voice my support for the State Street Station project. I am out of town otherwise would voice my support in person on the 20th.

The State Street Station project will:

1. Increase vitality within the Village;
2. Provide much needed public parking within the Village;
3. Expand the variety of retail within the Village business improvement district;
4. Help support the business environment in the Village through density; and
5. Generate a nearly 35 million dollar taxable increment.

Thank you very much.

Christian Walters  
 7336 Hillcrest Drive

Attachment: Walters email support State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

Carla Ledesma

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From: Bobby Pantuso  
 Sent: Monday, January 19, 2015 10:23 PM  
 To: Carla Ledesma  
 Cc: Joel Tilleson  
 Subject: Fwd: State Street Station - Please Support

Please add the attached email in support of State Street Station for the record

**Bobby Pantuso**

City of Wauwatosa  
 Alderman-District 5  
 Chairman-Community Development Committee  
[bpantuso@wauwatosa.net](mailto:bpantuso@wauwatosa.net)  
 414-736-5700

*"Far and away the best prize that life has to offer is the chance to work hard at work worth doing."*

-Theodore Roosevelt

Begin forwarded message:

**From:** Michael Croasdaile <[mcroas@gmail.com](mailto:mcroas@gmail.com)>  
**Date:** January 19, 2015 at 8:51:57 PM CST  
**To:** Bobby Pantuso <[bpantuso@wauwatosa.net](mailto:bpantuso@wauwatosa.net)>  
**Subject: Re: State Street Station - Please Support**

You're welcome, Bobby. Below is my address.

2415 N 66th St.  
 Wauwatosa, WI 53213

Let me know if you have any other questions and thank you for supporting this district.

Regards,

Mike

On Mon, Jan 19, 2015 at 8:38 PM, Bobby Pantuso <[bpantuso@wauwatosa.net](mailto:bpantuso@wauwatosa.net)> wrote:  
 Thanks Michael, what is your address so I can submit this to the city clerk for the record

**Bobby Pantuso**  
 City of Wauwatosa  
 Alderman-District 5

Attachment: Croasdaile email support State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

Chairman-Community Development Committee

[bpantuso@wauwatosa.net](mailto:bpantuso@wauwatosa.net)

[414-736-5700](tel:414-736-5700)

*"Far and away the best prize that life has to offer is the chance to work hard at work worth doing."*

-Theodore Roosevelt

On Jan 19, 2015, at 8:29 PM, Michael Croasdaile <[mcroas@gmail.com](mailto:mcroas@gmail.com)> wrote:

Bobby,

I am a resident of Wauwatosa within your district, and I want to voice my support for the State Street Station project.

The State Street Station project will provide the following within our community:

1. Increase vitality within the Tosa Village
2. Provide much needed public parking within the Tosa Village
3. Expand the variety of retail within the Tosa Village business improvement district
4. Help support the business environment in the Tosa Village through density
5. Generate a nearly 35 million dollar taxable incremental benefit.

Thank you very much for your consideration.

Regards,

Mike Croasdaile

Carla Ledesma

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**From:** Anna Jarecki <ajarecki@accucheckreports.com>  
**Sent:** Monday, January 19, 2015 9:57 PM  
**To:** Carla Ledesma; Kathleen Ehley  
**Cc:** James Moldenhauer; Matthew J. Stippich; Kathleen Causier; John Dubinski; Tim Hanson; Gregory Walz-Chojnacki; Dennis McBride; Michael Walsh; Bobby Pantuso; Joel Tilleson; Jeffrey Roznowski; Allison Byrne; Cheryl Berdan; Jason Kofroth; Jason Wilke; Craig Wilson; Carla Ledesma; Kathleen Ehley  
**Subject:** Petition Opposing State Street Station  
**Attachments:** State Street Petition Update 01.19.2015.pdf

I request that the attached, updated Petition with 140 signatures, opposing the State Street Station development, be submitted for the permanent record.

Thank you for your consideration.

Anna Jarecki  
7017 Milwaukee Ave.

Attachment: Jarecki email forwarding updated petition (140 signatures) opposing State Street Station (R-15-8 : 7400 W. State Street -



This petition has collected  
140 signatures  
using the online tools at [iPetitions.com](http://iPetitions.com)

Printed on 2015-01-19

Attachment: State Street Station Petition Update 01 19 2015 (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

# State Street Station

About this petition

**The Issue:** A \$40 million, three-building development is proposed at the corner of 7400 W. State Street and Wauwatosa Avenue. The development includes a 5 story, 4 story and a 3 story building, which will contain over 160 residential units and nearly 30,000 square feet of retail space. This development will dwarf the adjacent Village and any other building within miles of the site.

**Concerns: Traffic!** Underground parking planned for this development will accommodate 1.5 cars per unit and has additional spaces for public parking. This will put more cars in an area that already experiences significant daily congestion during rush hours and on weekends. In addition, another three-story housing project is being planned for the lot next to the fire station on the northwest side of the Village. All of this additional traffic will not be limited to the Village. It will affect all arterial roads as well. Residents in the surrounding neighborhoods should understandably be concerned about safety, ease of travel and noise issues.

**The VillageAmbiance:** As it is currently designed, this huge project will detract from our Village’s historic character and negatively impact the charming, quaint and pedestrian-friendly Village experience. The Strategic Plan for the Tosa Village calls for a “modest development” on this site and adds that any development have “a strong respect and affinity for the scale and quality of the village district.” This development is too big for the village!

**Setting a Precedent for Future Development:** If the Common Council approves a project of this size, what’s to stop other developers from demanding they be given the same option for their projects?

Need more information?

**Attend a Community Meeting on Jan. 8th at 5:30 pm at the Wauwatosa Lions Club at 7336 St James St.**

**Attend the Community Development Council meeting on Jan. 13th at 7:00 pm at Wauwatosa City Hall**

The latest proposal will be discussed by the developer and council members. This may be the last public opportunity to let your council members know how you feel.

**4. Write your alderperson and share your thoughts.**

**Go to:** <http://www.wauwatosa.net/Directory.aspx?did=51>

**Send a copy of your email to:** [SaveTosaVillage@gmail.com](mailto:SaveTosaVillage@gmail.com).

Attachment: State Street Station Petition Update 01 19 2015 (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

**If you've already sent an email or letter, please send a copy to Carla Ledesma, village clerk (clesma@wauwatosa.net).**

This will ensure that your letter becomes a part of the official city record, which is much more difficult to ignore! Your alder decides whether or not to submit your letters and emails to the clerk so they become a part of the official record. And to date, it looks as if very few alders have chosen to do so.

Attachment: State Street Station Petition Update 01 19 2015 (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

## Signatures

1. Name: Anna Jarecki on 2014-12-10 19:29:35  
Comments:

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2. Name: Cathy Braatz on 2014-12-10 20:29:45  
Comments:

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3. Name: Craig Braatz on 2014-12-10 20:31:29  
Comments:

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4. Name: Dustin Falkenberg on 2014-12-10 22:11:13  
Comments:

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5. Name: Michele Duckert-Braze on 2014-12-11 00:37:47  
Comments: Let's not ruin the charm of the Village for the sake of increasing the tax base.!

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6. Name: Sara Mana on 2014-12-11 03:01:08  
Comments:

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7. Name: Richard Protasiewicz on 2014-12-11 03:07:42  
Comments:

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8. Name: Carmen Tracey on 2014-12-11 03:13:49  
Comments:

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9. Name: Anna Jarecki Cure on 2014-12-11 04:16:24  
Comments:

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10. Name: Catrina Braatz on 2014-12-11 08:35:33  
Comments:

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11. Name: Randi Chay on 2014-12-11 11:48:47  
Comments:

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12. Name: Michele Braze on 2014-12-11 15:13:21  
Comments: This is the wrong spot for this development. Let's not kill the thing that brings people into the Village--small town charm-- by plopping a giant modern development onto one end of an already over-trafficed street!

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13. Name: Jill Morin on 2014-12-11 17:44:18  
Comments: Appropriately sized development of this site is what we all want, and not something that will dramatically and negatively impact the village and surrounding

neighborhood!

- 
14. Name: Rudy Cure on 2014-12-11 18:05:40  
Comments: Too big, too dense
- 
15. Name: Michael Brown on 2014-12-11 18:57:41  
Comments: Let Milwaukee have the congestion...keep our village a village!
- 
16. Name: Nancy Welch on 2014-12-11 19:27:26  
Comments: This building is out of scale with the Village and is not in compliance with either the Village Plan or the City's Comprehensive Plan,
- 
17. Name: Catrina Braatz on 2014-12-11 19:36:11  
Comments:
- 
18. Name: lindsey grochowina on 2014-12-11 19:39:14  
Comments:
- 
19. Name: Pam Melton on 2014-12-11 19:39:57  
Comments: I don't want this building one block from my house. I like the peacefulness of our neighborhood. The increase of the amount of people living in the area will leave too much to much activities
- 
20. Name: Michael Melton on 2014-12-11 19:50:48  
Comments: " DON'T WANT IT " !!!!
- 
21. Name: Kelsey morin on 2014-12-11 19:56:41  
Comments:
- 
22. Name: Nichoas Widener on 2014-12-11 20:01:39  
Comments: It is too big. Too much additional traffic. Will inundate the surrounding area with traffic. And has the appearance of corruption considering the council's actions.
- 
23. Name: Kim Widener on 2014-12-11 20:03:57  
Comments:
- 
24. Name: Nick Morin on 2014-12-11 20:18:48  
Comments:
- 
25. Name: Ashley Falkenberg on 2014-12-11 21:00:59  
Comments:
-

26. Name: Jennifer Randall on 2014-12-11 21:09:55

Comments:

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27. Name: Traci Cure on 2014-12-11 21:11:41

Comments:

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28. Name: Jenni Koch on 2014-12-11 21:22:19

Comments:

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29. Name: Catrina Braatz on 2014-12-11 21:29:52

Comments:

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30. Name: Melissa terry on 2014-12-11 22:38:35

Comments:

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31. Name: Sue Martin on 2014-12-11 22:42:23

Comments:

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32. Name: Stephane Fabus on 2014-12-11 22:48:07

Comments:

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33. Name: Rebecca Kemnitz on 2014-12-11 23:02:35

Comments:

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34. Name: Jean Heller on 2014-12-11 23:32:01

Comments:

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35. Name: Jennifer Feely on 2014-12-12 00:00:01

Comments:

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36. Name: Leary Jacobson on 2014-12-12 01:20:13

Comments:

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37. Name: Sarah Schwid on 2014-12-12 01:55:49

Comments:

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38. Name: Bridget High on 2014-12-12 02:14:02

Comments:

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39. Name: Annie Daiker on 2014-12-12 02:35:56

Comments:

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40. Name: Kent Morin on 2014-12-12 03:10:31  
Comments: No more than 3 stories!
- 
41. Name: jeanne jarecki on 2014-12-12 03:24:08  
Comments: the developement is too big
- 
42. Name: richard schmitt on 2014-12-12 03:24:55  
Comments: smaller development please
- 
43. Name: Stacie Gunderson on 2014-12-12 03:50:22  
Comments: why are you ruining out beautiful downtown?!
- 
44. Name: Christine Maltby on 2014-12-12 15:33:07  
Comments: I'm an architect and this plan is considerably to large for our village and Wauwatosa as well. The renderings make it look very enticing but this will destroy the quant area known as the village. We don't need this in Tosa and the development group sees \$\$\$ signs. They don't care about the traffic outcome or space it's going to swallow. I say no!
- 
45. Name: Denise Jenich on 2014-12-12 21:54:08  
Comments:
- 
46. Name: Russ Drover on 2014-12-13 01:52:29  
Comments: It is hard to understand when there is
- 
47. Name: Jennifer Stoebe on 2014-12-13 15:07:38  
Comments: DON'T DO IT, DONT DESTROY TOSA ANYMORE!!!
- 
48. Name: Mary Raebel on 2014-12-13 15:58:36  
Comments: I beleuve the development is too big for the village.
- 
49. Name: Tom Dilworth on 2014-12-13 18:33:15  
Comments: Too big. Not needed.
- 
50. Name: Cheryl Juech on 2014-12-13 18:45:37  
Comments:
- 
51. Name: Julie Brown on 2014-12-14 00:14:18  
Comments: Strategic plans are done for a reason--to honor all community stakeholders. Whenever a developer says--if we don't build it this way at this scale then it is not profitable enough. Developer profitability is not the concern of our city council--the alderpersons are accountable to the entire community.
-

52. Name: Elizabeth Andersen on 2014-12-14 03:20:55  
Comments: This project is too big for this location.
- 
53. Name: Larry Kopperud on 2014-12-15 01:29:46  
Comments: While the developer "answered" the questions that were put before him, the questions were answered only to be favorable to the developer. For example, the developer met with one person who opposed it and she said, "I appreciate the changes you made." There was no corroboration that the person now supported the overall project. The widening of Blanchard Street was presented in a way that it would solve all of the traffic issues. It will not improve any traffic density and rush hour problems on any street other than Blanchard. This development might be acceptable if it was no more than three stories. The perspective pictures and "fly by" model did not show the height of the building compares to the adjacent buildings. It is much too tall.
- 
54. Name: Erika Biemann on 2014-12-15 01:43:55  
Comments: The proposed development is too large for the Wauwatosa Village.
- 
55. Name: Kristine Gehrke on 2014-12-15 02:43:47  
Comments: I am a Tosa resident who not only lives near the Village, but enjoys the convenience and quaintness of the local business district. While the proposed structure and design is quite beautiful, it does not fit with the historic charm. Additionally the added traffic and congestion to an area that already experiences daily backups east and west along State Street during rush hour already, the added influx of cars will make it nearly impossible to maneuver around. A Tosa resident may not have a choice other than to sit in this traffic enroute to their residence. However, the person from another community venturing to the Village to dine/shop may give up on their attempt, or worse stop coming and spending their disposable income. Then it starts affection the economic well being and continued growth of our Village businesses.
- 
56. Name: Cornelia Beilke on 2014-12-15 03:04:18  
Comments:
- 
57. Name: John Horky on 2014-12-15 16:30:23  
Comments:
- 
58. Name: Julie Tramonte on 2014-12-15 18:16:17  
Comments: I'm very concerned about the impact on traffic, size affecting the charm of the neighborhood, how it is contrary to the agreed upon strategig plan for Tosa and how quickly this seems to be snuck in - hoping residents will be too distracted by the holidays to object to this development.
- 
59. Name: L Hanaman on 2014-12-15 20:05:00  
Comments: plz scale itback to complement the village
- 
60. Name: T Hanaman on 2014-12-15 20:06:54

Comments: plz scale the structure to fit with the village instead of tower over it

- 
61. Name: Laura Snyder on 2014-12-15 20:38:28  
Comments: My husband I strongly oppose the size/scope of this project. This is not a 'modest' development as is outlined in the strategic plan for the village. We support growth, but this is simply too large for the village and surrounding neighborhoods.
- 
62. Name: Aaron Squires on 2014-12-15 20:39:45  
Comments: Ditto to what my wife (Laura) said!
- 
63. Name: Elizabeth Gizewski on 2014-12-15 21:01:55  
Comments: Very strongly opposed to a development of this size in our "quaint" village.
- 
64. Name: Maureen L on 2014-12-15 21:49:38  
Comments: Too tall on such a small lot, not appropriate for this location. This will have many negative implications for too many citizens of Tosa. If the elected officials vote for this, they won't be our elected officials next election.
- 
65. Name: Vicki G on 2014-12-15 22:05:38  
Comments: Nice looking structure, but not for the village.
- 
66. Name: C Gram on 2014-12-16 00:05:36  
Comments:
- 
67. Name: Larka Keila on 2014-12-16 00:55:43  
Comments: Please don't ruin our community with this oversized, unnecessary complex. We already have traffic issues there. This will make it worse than ever!
- 
68. Name: Margaret Komp on 2014-12-16 02:32:58  
Comments:
- 
69. Name: Carol Hemze on 2014-12-16 03:00:24  
Comments: We strongly oppose this project. It is too big for the Village.
- 
70. Name: Carl Komp on 2014-12-16 03:03:14  
Comments: We oppose this development because the scale and scope are too large for the size of the lot. We are also concerned about the increased traffic. The motivation for the development of the site should be what will work best for this location and benefit the village. It should not be motivated by the profit the developer hopes to make by squeezing in as many apartments as they can. The city, it's citizens and the right developer can come up with a plan that agrees with the strategic plan for the Tosa village which calls for "a modest development" on this site that has "a strong respect and affinity for the scale and quality of the Village district."
-

71. Name: Katie Johnson on 2014-12-16 03:28:16  
Comments:
- 
72. Name: Juli on 2014-12-16 03:50:33  
Comments: I oppose this project. The development is too large and will change the mood of our beautiful, historic downtown.
- 
73. Name: Vicki Cicatello on 2014-12-16 05:20:30  
Comments:
- 
74. Name: Teri Eisenhauer on 2014-12-16 14:12:21  
Comments: Opposed to project - way too much for that area.
- 
75. Name: Katie Stowe on 2014-12-16 15:24:13  
Comments: the village ambience will be destroyed.
- 
76. Name: Eileen Early on 2014-12-16 16:50:38  
Comments: I oppose this project. The development is too large and will change the mood of our beautiful, historic downtown.
- 
77. Name: Matt Lopuchovsky on 2014-12-16 20:47:11  
Comments:
- 
78. Name: Maureen Badding on 2014-12-16 21:20:59  
Comments: I don't believe this is an adequate amount of parking for the development in an area where parking is already difficult to find. I also feel there will be too much traffic for what is essentially a two-lane street at the pedestrian crossing at the bridge.
- 
79. Name: Suzanne Haberstroh on 2014-12-16 21:41:11  
Comments: I oppose this project. It is too tall and dense. Please follow the "Strategic Plan for the Tosa Village".
- 
80. Name: Mark Roethle on 2014-12-16 23:53:23  
Comments: I oppose this project.
- 
81. Name: Jonathan Gundlach on 2014-12-17 03:56:07  
Comments: Keep the Village a village! 'No' to this development project!
- 
82. Name: Marcy Minix on 2014-12-17 16:41:46  
Comments: I am opposed to the scale of the development. In addition, I question whether or not apartments are the best use of that parcel or if other developers have ideas that would directly benefit the current residents of Wauwatosa and be a draw for visitors to our unique and charming spot. I don't see how it fits the city's vision for the Village.

- 83. Name: Bob Buzogany on 2014-12-17 21:47:51  
Comments: buzogany@hotmail.com

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- 84. Name: Amy on 2014-12-17 22:32:22  
Comments:

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- 85. Name: Nicole Fermanian on 2014-12-17 22:36:24  
Comments:

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- 86. Name: Jennifer Harper on 2014-12-17 22:45:12  
Comments:

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- 87. Name: Liz Thimm on 2014-12-17 22:48:10  
Comments:

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- 88. Name: Dale Dulberger on 2014-12-18 03:39:49  
Comments:

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- 89. Name: Susan Zeimet on 2014-12-18 12:28:25  
Comments: The Village has finally become a destination, don't ruin it!

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- 90. Name: Nancy Komp on 2014-12-18 16:23:48  
Comments: It's way too big for the neighborhood.

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- 91. Name: Mahalakshmi on 2014-12-19 19:19:43  
Comments:

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- 92. Name: Mar McIlheran on 2014-12-19 23:25:57  
Comments:

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- 93. Name: Donna Kerr on 2015-01-04 13:24:06  
Comments:

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- 94. Name: Michael Melton on 2015-01-04 16:28:47  
Comments: I am against this development project.

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- 95. Name: Scott Schrank on 2015-01-04 21:03:32  
Comments:

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- 96. Name: Kate Schwartz on 2015-01-04 21:18:28  
Comments: I oppose the project. It makes little sense for the village and a more suitable

Attachment: State Street Station Petition Update 01 19 2015 (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

design is required. Retail and apartments will add nothing. A kunsthalle, a new library, a community recreation space, a park, an indoor/outdoor market space - these lend better to the well-established and charming euro vibe of the village and could prove a huge economic draw to the area as well as a precedent for neighboring neighborhoods and townships. Don't squander the opportunity on the same old thing. Be creative. Be visionary. Be Wauwatosa.

- 
97. Name: Tom Gill on 2015-01-05 00:29:59  
 Comments: Too big for our neighborhood. Just because something CAN be done, doesn't mean it SHOULD be done. Consider the people, like myself, who have chose this area and have lived here for 30 years. This proposed project with disrupt the neighborhood and transform it into a traffic feeder for the residents and business of the proposed project.
- 
98. Name: Ruth Dabel on 2015-01-05 12:43:00  
 Comments:
- 
99. Name: Terry DeBord on 2015-01-05 18:09:25  
 Comments: I've lived just blocks from this for the last 17 blocks. I walk/drive this area every single day. You can not at 5 o'clock add 10 more cars to the congestion let along hundreds potentially. This is totally the wrong location or type of development for this are. Retail shops fine, houseing is over the top too much.
- 
100. Name: Javier A. Ibanez-Noe on 2015-01-05 22:45:46  
 Comments: This development is undesirable to the great majority of residents who live near the village
- 
101. Name: Maria Julia Baldor on 2015-01-05 22:59:39  
 Comments:
- 
102. Name: Robin Mello on 2015-01-06 00:10:03  
 Comments: I live at 'ground zero' for this project and am very upset at how this project is being fast-tracked and how the neighbors have been treated in this entire process.
- 
103. Name: Jeffrey J Blawat on 2015-01-06 13:31:52  
 Comments: Not needed, keep it small and historic!!
- 
104. Name: Terese Erny on 2015-01-06 15:03:27  
 Comments:
- 
105. Name: Pamela Melton on 2015-01-06 20:49:24  
 Comments: Please stop the construction of this development. I lived a half of block from where this new development and I don't want the added traffic or noice in my neighborhood. Thank you
-

106. Name: allison wergin on 2015-01-07 15:28:44  
Comments:

107. Name: Richard Hedderman on 2015-01-07 16:35:29  
Comments: This is an unnecessary and precipitous proposal. It does NOT take into account the quality of life of the residents of this neighborhood. It's only motive is PROFIT, not benefit and welfare of our community. City planners have NOT adequately thought through the impact of this development on what is already an over-stressed infrastructure in the Village district, and the proposal has not been appropriately considered as a component of an integrated, thoughtful concept for the our neighborhood. I resent the impulse of a group of people who don't live here to line their pockets with cash at the expense of my quality of life, my tax rates and property values. This proposal must be rejected.

108. Name: Susan Loewenstein on 2015-01-07 18:08:48  
Comments:

109. Name: Penny Mabra and Paul Mabra on 2015-01-07 20:07:54  
Comments: The State Street Station proposal is ridiculous! Think about quality of life rather than dollars.

110. Name: Jen Misiewicz on 2015-01-07 22:25:48  
Comments:

111. Name: Lisa Ferch on 2015-01-08 01:52:13  
Comments: Too much traffic congestion already-a big apartment building would really jam things up.

112. Name: Joanne Shansky on 2015-01-08 04:11:34  
Comments:

113. Name: Lynne Burling on 2015-01-08 14:35:35  
Comments: Stop giving our tax dollars away in the form of TIF'S.

114. Name: Deborah Koontz on 2015-01-10 18:38:51  
Comments:

115. Name: Susan A. Kane on 2015-01-11 17:26:46  
Comments: THIS DEVELOPMENT IS CERTAINLY FAR TOO BIG FOR THIS SITE IN OUR VILLAGE!

116. Name: Denise Olson Jenich on 2015-01-11 19:51:28  
Comments: 8212 Rockway Pl

117. Name: Mark Jenich on 2015-01-11 19:58:17  
Comments:
- 
118. Name: Tim Jarecki on 2015-01-12 01:45:51  
Comments: I reside on Milwaukee Avenue and I strongly oppose this project. The height and density are not in keeping with the Village Strategic Plan and the additional traffic will create congestion, delays and pedestrian safety concerns.
- 
119. Name: Nancy Welch on 2015-01-12 01:48:39  
Comments: This proposal is incompatible with the Village Strategic Plan and should not be approved. NO public funds should be used to promote projects that conflict with adopted plans.
- 
120. Name: mary kartz on 2015-01-12 20:30:35  
Comments: I am opposed the the size of the state street station project
- 
121. Name: Dawn Purpura on 2015-01-12 22:59:51  
Comments:
- 
122. Name: Dan Manole on 2015-01-13 00:12:53  
Comments: This proposal is incompatible with the Village Strategic Plan and should not be approved. I reside on Milwaukee Avenue and I strongly oppose this project. The height and density are not in keeping with the Village Strategic Plan and the additional traffic will create congestion.
- 
123. Name: David Plank on 2015-01-13 01:56:07  
Comments: This project is out of scale with the Village and should comply with the letter and spirit of the Village Plan. As currently designed it will dwarf this historic character of the Village.
- 
124. Name: Gayle Casey on 2015-01-13 02:33:24  
Comments: Let's keep the village pedestrian friendly. This proposed development will bring in more traffic than the village can handle.
- 
125. Name: Margaret Steimle on 2015-01-13 02:37:21  
Comments:
- 
126. Name: Margaret Raasch on 2015-01-13 03:38:59  
Comments:
- 
127. Name: jeanne jarecki on 2015-01-13 14:17:34  
Comments: Please build a building that is proportionate to your original recomendations
- 
128. Name: Pat Ginter on 2015-01-13 16:56:14

## Comments:

- 
129. Name: Therese Gantz de Palma on 2015-01-13 17:43:02  
Comments: I oppose this project
- 
130. Name: Julie Babcock on 2015-01-13 20:39:12  
Comments: This building does not have the small village look that would enhance our business district. The traffic is already a concern at that intersection. Please don't allow the development to move forward.
- 
131. Name: Elizabeth Simpson on 2015-01-13 21:45:09  
Comments:
- 
132. Name: Carolyn Kartz on 2015-01-13 22:04:18  
Comments:
- 
133. Name: Martina Ibanez-Baldor on 2015-01-13 23:42:45  
Comments:
- 
134. Name: Mary Norman on 2015-01-14 18:50:04  
Comments: The project is out of proportion for
- 
135. Name: Dianne Fermanian on 2015-01-14 21:17:28  
Comments: The project is over ambitious--not in keeping with the quaintness of the village of Tosa.
- 
136. Name: Thomas Heller on 2015-01-16 19:07:39  
Comments:
- 
137. Name: Mike Melton on 2015-01-16 19:45:04  
Comments: I am apposed to this project
- 
138. Name: Tom and Judy Persin on 2015-01-19 18:56:13  
Comments: We do not object new developments in the village. We object to tihis project because it is too large a project for the space. Too much additional traffic added to the area.
- 
139. Name: Cheryl Rasmann on 2015-01-20 03:39:52  
Comments: I oppose this project
- 
140. Name: Debbie Raasch on 2015-01-20 03:43:37  
Comments: Project is too large for area
-



## Carla Ledesma

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**From:** Richard Hedderman <rhedderman51@gmail.com>  
**Sent:** Monday, January 19, 2015 7:33 PM  
**To:** James Moldenhauer; Matthew J. Stippich; Kathleen Causier; John Dubinski; Tim Hanson; Gregory Walz-Chojnacki; Dennis McBride; Michael Walsh; Bobby Pantuso; Joel Tilleson; Jeffrey Roznowski; Allison Byrne; Cheryl Berdan; Jason Kofroth; Jason Wilke; Craig Wilson; Carla Ledesma; Kathleen Ehley  
**Subject:** State St. Station proposal

Dear Alders:

On January 13th, I spoke at the Common Council meeting in opposition to the building proposal known as State St. Station, and I'm contacting you now to ask that you please vote against approval for this structure.

Far above 100 residents of the Village neighborhood have expressed their opposition to this proposal in email messages, on petitions and through in-preson appeal before the Council.

This is an ill-considered, unnecessary proposal that doesn't even begin to address the traffic and infrastructure problems currently facing our neighborhood, and it's going to make things worse. Please understand this.

Speaking with my neighbors, I've learned that, like myself, they are very worried that their property values are going to be impacted, and their quality of life diminished.

On January 13th I made the following points, among others:

- **This proposal is utterly out of proportion for the character and capacity of the Village, and will have a catastrophic, irreversible impact on our neighborhood and the quality of life for those of us who live there. This building is too dense for the neighborhood. It's also an ugly design whose only goal is the profit of the developers, not the welfare of our neighborhood.**
- **Finding a way of bringing downtown Tosa into a new phase is a good problem to have. But please, don't go about it backwards. Accomplish what you need to in the renewal of the Village district, get the infrastructure under control then look at the proposals on the table and determine what fits properly and sensibly with the overarching plan and the character of the neighborhood.**
- **Of primary concern is traffic. As many of you have likely observed, traffic in downtown Tosa is regularly overwhelming, with backups commonly extending for a half mile or more in either direction from the downtown**

Attachment: Hedderman email oppose State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

center. This proposal will do nothing to reduce that congestion. It will worsen it.

I would also like to note, as have many others, that at a recent meeting when a vote was taken, HSI padded the attendees with its own employees and instructed them to hold up "YES" signs. This should tell you quite a lot about the unethical individuals your dealing with.

Finally, I can only ask once more that you please consider what this would do to our neighborhood, and the character and safety of the Village and how it will affect those of us who live there.

Please vote NO and stop this proposal.

Thank you,

Richard Hedderman

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Richard Hedderman  
[rhedderman51@gmail.com](mailto:rhedderman51@gmail.com)  
[414.476.0421](tel:414.476.0421)

**Carla Ledesma**

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**From:** Tom Heller <theller2024@gmail.com>  
**Sent:** Monday, January 19, 2015 6:27 PM  
**To:** James Moldenhauer; Matthew J. Stippich; Kathleen Causier; John Dubinski; Tim Hanson; Gregory Walz-Chojnacki; Dennis McBride; Michael Walsh; Bobby Pantuso; Joel Tilleson; Jeffrey Roznowski; Allison Byrne; Cheryl Berdan; Jason Kofroth; Jason Wilke; Craig Wilson; Carla Ledesma; Kathleen Ehley  
**Cc:** cledesma@wauwatosa.ne  
**Subject:** Opposition to State Street Station

I respectfully submit my opposition to the State Street Station development as it is currently being considered by your body.

It seems to me that:

- The development as currently envisioned is in conflict with planning guidelines developed over the past several years.
- The development as currently proposed would increase the population density of the affected area to the detriment of traffic flow in and thru the area, possibly with the long term impact of being detrimental to future development and/or use of the area.
- The use of a TIF to “encourage” this development is not in the best interest of the Wauwatosa taxpayer.

Like many, I support better development of the subject property. I simply feel that this particular development is not the best or highest use of the subject property.

Thank you for your consideration.

Thomas H. Heller  
 2024 Underwood Ave.  
 Wauwatosa, WI 53213

Attachment: Heller email oppose State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

## Carla Ledesma

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**From:** Jill Morin <jilljmorin@gmail.com>  
**Sent:** Monday, January 19, 2015 6:08 PM  
**To:** Kathy Ehley; Kathleen Ehley; Matthew J. Stippich; James Moldenhauer; Kathleen Causier; John Dubinski; Tim Hanson; Gregory Walz-Chojnacki; Dennis McBride; Michael Walsh; Bobby Pantuso; Joel Tilleson; Jeffrey Roznowski; Allison Byrne; Cheryl Berdan; Jason Kofroth; Jason Wilke; Craig Wilson  
**Cc:** Carla Ledesma  
**Subject:** Letter in Opposition

To Mayor Ehley and the Wauwatosa Common Council:

Several council members have credited the opposition to the State Street Station proposal with helping to broker a compromise to reduce the size and density of the project. Other council members have noted how much they appreciated the broad citizen engagement this project has provoked. My hope is that active and involved citizen engagement will continue beyond this project. My fear is that it will not.

I've talked with many people involved in this effort during the past few months. Many, if not all, have expressed frustration with what appears to be a fast-tracked process that is far from transparent, difficult to understand and therefore a struggle to navigate. Calls to alders aren't returned. Questions to city staff are ignored. Emails in opposition to the project are not noted in the official record. The city's website is slow and it's a challenge to find information, especially if a person doesn't have a computer, or the computer skills necessary, to find what one is looking for.

But the crux of the issue is this: Those opposed to this project are being told that while their efforts are "well organized and admirable," the council knows better than they do. It appears that no matter how many of us show up, no matter how many of us have expertise in engineering, architecture, development, planning, etc. the council is better equipped to make this decision than any of us. But here's the thing: How are we supposed to have faith in a council that can't even get its own opinion straight?

The opposition has been clear from the start that we believe this decision is being made in direct contradiction to the city's own plans. The city planner and several council members say they believe the State Street Station proposal is consistent with the city's Comprehensive and Village Strategic plans. (Interestingly, these individuals didn't even work on the plans.) But as recently as at last week's CDC meeting, we heard several alders say the project **is indeed inconsistent** with the plans, but that it doesn't matter, since these plans are meant to serve as "guidelines" and as such, don't necessarily have to be followed to the letter. So, we're left to ask: which is it? When the council can't even agree with what we believe to be a key issue regarding this debate, it's easy to see why the average citizen gets frustrated and ultimately, loses hope in the system.

Attachment: Morin email oppose State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

And it gets worse when the developer is constantly lauded by alders for his thoughtfulness, his flexibility, his willingness to work with the neighbors. This is the same developer who invited only a handful of people to "neighborhood meetings" and on extremely short notice, holding the sessions at 5:00pm and 5:30pm, when most people are trying to get home from work to feed their kids. This is the same developer who later publicly misrepresented what one neighbor said about the project at one of those meetings, making it appear to alders who didn't attend the meeting that the neighbor's concerns were heard and successfully addressed. This is the same developer who, when asked at a public meeting whether or not he intended to pursue TIF/public funding for this project, replied "No," and yet, at the very next public meeting, he reversed his position, even though the proposal had not changed at that point. And this same developer, who for months had turned a deaf ear to citizen's concerns about the height and density of this project, who said that nothing but the five-story proposal was "financially feasible," suddenly had a last-minute change of heart, proposing a four-story, less-dense project only hours before the Common Council was to have voted on the five-story proposal.

To us, it appears that this developer, whose profit margin is, of course, his main concern, has the ear of a council more concerned with expanding a tax base than with listening to the concerns of its citizens. Many of us came to Wauwatosa despite the level of taxes here. We came because we desired, and were willing to pay for, a quality of life that is the envy of many surrounding communities. Many of us believe that your actions are putting that quality of life at risk to the future detriment of our city. We know your job is not an easy one. But we elected you to make these kinds of decisions, to take the long view, to represent us, to put citizens first.

A yes vote will send several messages. To developers, it will say that Wauwatosa is a community where bigger is better. As long as development projects expand the tax base, it doesn't matter how much citizen opposition there is -- the council will support developers, especially those who propose projects as tall and dense as possible.

To the citizens of Wauwatosa the message you'll send is this: You can speak out and show up, but in the end, the council knows better than you do.

The consequences of the messages you will send with a yes vote on Tuesday are clear. Developers with large-scale projects who don't want to be forced to address concerns expressed by pesky neighbors should be beating a path to our door. And we Tosans who care about quality of life and our community so much so that we show up and speak up will now have little incentive to do either.

Sincerely,

Jill Morin, 2005 Underwood Avenue, Wauwatosa, 414 475-0567

(I request that this email be made a part of the official record for the State Street Station project. Thank you.)



Carla Ledesma

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From: Anna Jarecki <ajarecki@accucheckreports.com>  
 Sent: Monday, January 19, 2015 5:41 PM  
 To: Bobby Pantuso  
 Cc: James Moldenhauer; Matthew J. Stippich; Kathleen Causier; John Dubinski; Tim Hanson; Gregory Walz-Chojnacki; Dennis McBride; Michael Walsh; Joel Tilleson; Jeffrey Roznowski; Allison Byrne; Cheryl Berdan; Jason Kofroth; Jason Wilke; Craig Wilson; Carla Ledesma; Kathleen Ehley  
 Subject: State Street Station - Comprehensive Plan

Alderman Pantuso,

I was in attendance at the CDC meeting last week to voice opposition to the State Street Station development proposal. When you spoke after citizen input was made, I was intrigued by a quote you chose – which was part of a speech that President Eisenhower made in 1957 when he was addressing the National Defense Executive Reserve. You quoted the bolded section indicated below:

*“...I tell this story to illustrate the truth of the statement I heard long ago in the Army: **Plans are worthless, but planning is everything.** There is a very great distinction because when you are planning for an emergency you must start with this one thing: the very definition of "emergency" is that it is unexpected, therefore it is not going to happen the way you are planning.”*

I realize that you were searching for a “plan” quote that would perhaps convince the citizenry in opposition to the development to re-consider their continual references to and insistence upon the Council adhering to the Comprehensive and Village Strategic Plans.

After some consideration, I would disagree the this quote should be construed to mean that “plans”, in general, are worthless. I believe that his point of reference was that these young men would encounter situations in combat that might force them to abandon plans made earlier – plans that at that time did not foresee emergent circumstances, largely because communication and intelligence gathering in 1957 was limited and certainly not operating in anything close to real time. These men would be forced to react quickly to assess and make decisions predicated on preserving their missions and their lives.

Unlike the men Eisenhower was addressing and offering advice to, we are not facing an “emergency” or an unexpected event. Thankfully, we are not at war; we are simply engaged in discussion to determine the best way to proceed so that our city retains the qualities that make it a great place to live and work, while continuing to improve value and remain prosperous.

Strategic planning is what is needed here – which would include the reliance on “plans” that were created specifically for use in our city, developed by consultants with expertise in the areas of “smart” urban growth and development - plans that were adopted as resources to be utilized by future councils, providing parameters and guidelines for future development in our city.

Some council members have referenced the plans as providing “guidelines”, referencing it as a collection of recommendations – and that is somewhat true. These recommendations, however, were made by individuals who were considered so well versed in the field of urban growth and development that the city council members chose to hire and compensate the plan creators with our taxpayer dollars for their efforts. I believe that the

Attachment: Jarecki email oppose State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

expenditure and the council's decision to adopt the plans, speak to the council's confidence in the wisdom and conclusions provided within the documents.

As citizens, we believed that the adoption of the plans, which occurred only after many council and committee discussions, input from citizens, community leaders, business owners, etc., would mean that the guidelines within the plans would be adhered to unless there was an imperative that would create a need to revise the plans, which would require a process clearly outlined in The Comprehensive Planning Law, Wis. Stats. Sec. 66.1001, which provides that: "Beginning on January 1, 2010, if a local governmental unit engages in any of the following actions [subdivision regulation, zoning regulation, shoreland zoning regulation], those actions *shall be consistent with* that local governmental unit's comprehensive plan."

An amendment to the statute also adds a definition of "consistent with" to mean "furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan" 66.1001(1)(am).

I believe – as do many Tosa citizens - that the current development proposal, and the proposed zoning change that the council has recommended, **are not consistent** with either Plan.

For instance:

Increasing the density allowance to more than twice what is recommended for the area is not a slight change to the "guideline" established – that is a tremendous change and one with which I strongly disagree.

The guidelines also allowed for a "mid-rise" building only on the site of the current Chase Bank; not the entire 2 acre plot, which is adjacent to a residential neighborhood. And while the term "mid-rise" may be up for debate, the type, height, mass and density of structures intended for the rest of the area currently under review is very clearly stated. This development is not in keeping with the guidelines as stated.

I have also heard you and the developer express that citizens have voiced their opposition to any development on the site whatsoever. My conversations with fellow citizens over the past months has indicated that the overall feeling is that the site should be either rehabilitated or developed; I have heard nothing other than that a change to the commercial building on the site would be viewed as an important, overdue improvement and/or addition to the downtown area.

The concerns I have heard from other citizens, which I share, is that the density increase for residential units requested for this development is unreasonable – citizens are concerned about the large increase in population creating burdens for the city's resources as well as the significant increase in traffic causing congestion, delays and anticipated over-use of neighborhood streets that were not designed to be thoroughfares.

Our downtown resembles those of many small to medium size cities in that there is a mixture of residential and commercial properties. In the vast majority of these settings, the commercial properties have typically been constructed with consideration given to their "neighbors", rising 2-3 stories in height, so as not to dwarf the surrounding structures and to maintain a cohesive, neighborhood/pedestrian friendly feel to the areas. This 2 acre, 4 story structure is completely out of character and proportionately incongruous with anything in the surrounding area – and the notion that this development "fits" on to the site is not an adequate reason to grant a variance. A 10 story building could also "fit" on the site – but should we do that?

Should this development become a reality, I believe it will be the first of many similar and even larger structures yet to come, springing up all along State Street. Looking forward, I would then envision for downtown Wauwatosa a scene I often see play out in West Seattle, where I visit regularly. This small suburb reminds me very much of Wauwatosa boasting a picturesque downtown, where several businesses, retail boutiques and restaurants operate. The downtown is surrounded by a residential neighborhood and is a very

pedestrian and bike friendly environment, but in recent years has seen the influx of several dense housing developments. All structures on the main thoroughfare are located on the east side of a two lane road; a beach that overlooks the bay occupies the west side. On State Street, we have a railroad rather than a picturesque waterscape but it creates the same dilemma – there is no way to significantly modify these single lane roads to create a larger, more efficient road to deal with the traffic that is an inevitable consequence of continuous, dense development. And while I do try to avoid using that route while staying there, occasionally I do not have a choice and must plan on spending an inordinate amount of time stalled in traffic. It is truly a nightmare...what was their city planner thinking?

I urge you and your fellow council members to give consideration to the concerns and strong opposition that has been clearly articulated to such an oversized, dense development. The developer can do better; please insist that they try.

Thank you,

Anna Jarecki

7017 Milwaukee Ave

## Carla Ledesma

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**From:** Tom Gill RR <tgill@wi.rr.com>  
**Sent:** Monday, January 19, 2015 3:13 PM  
**To:** James Moldenhauer; Matthew J. Stippich; Kathleen Causier; John Dubinski; Tim Hanson; Gregory Walz-Chojnacki; Dennis McBride; Michael Walsh; Bobby Pantuso; Joel Tilleson; Jeffrey Roznowski; Allison Byrne; Cheryl Berdan; Jason Kofroth; Jason Wilke; Craig Wilson; Carla Ledesma; Kathleen Ehley  
**Subject:** Opposing State Street Station

Alderspersons and others on this list,

Just want to be on record as a Wauwatosa citizen who opposes the State Street Station project being considered as described at the recent meetings at City Hall and elsewhere.

I've lived in my current home (1391 N. 72nd Street) for 30 years. The ambience of this area attracted us here as a great place to live and raise a family and for the most part, things are still relatively quiet from a traffic and safety standpoint. I fear that building a very densely populated apartment complex would change that and increase drive-through traffic in this neighborhood immensely and to the detriment of our well being. Also, It seems to me out of character for the village area to have this very ambitious project, pushing at the limits of what the lot could conceivably hold and (according to issues raised at the meetings) raising the bar as the most densely populated parcel of land in the city.

Thanks for allow me to voice my opinion.

Tom Gill  
 1391 N. 72nd Street  
 Wauwatosa, WI 53213  
 414-476-6986

Sent from my iPad

Attachment: Gill email oppose State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

Carla Ledesma

---

**From:** Jason Budinich <jbudinich@gmail.com>  
**Sent:** Tuesday, January 20, 2015 1:05 PM  
**To:** James Moldenhauer; Matthew J. Stippich; Kathleen Causier; John Dubinski; Tim Hanson; Gregory Walz-Chojnacki; Dennis McBride; Michael Walsh; Bobby Pantuso; Joel Tilleson; Jeffrey Roznowski; Allison Byrne; Cheryl Berdan; Jason Kofroth; Jason Wilke; Craig Wilson; Carla Ledesma; Kathleen Ehley  
**Subject:** State Street Station Proposal

Hello,

I am a decade long resident of Wauwatosa and would like to express my concern for the proposed complex.

These developers are shooting for the moon, expecting to trick the city into accepting a lesser proposal who's scope still far exceeds that mandated by our own city plan; a plan which has served us well up until the point where some would seek to ignore certain aspects of just to appease the developer.

Adding 150 units to such a small footprint would bottleneck the area. This land would be great developed with 50-75 units. 150 is too much! I would urge you to drive by the area at 5PM tonight before the meeting and think about what the addition of at least 200 more cars would do to that area, not to mention the public parking.

The scope is too big. The developers know that, that's why they maintained that the minimum viable number of units was 175 - now 150. They know their real number is well below that, even without assistance, and are trying to bully all of us into ignoring our comprehensive plan and the village that we all know and love just to reap their promise of taxes and more parking.

Let's send this back to committee and find a reasonable plan.

Respectfully,

Jason Budinich  
 7328 St James

Attachment: Budinich email oppose State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

**Carla Ledesma**

---

**From:** Ryan D. Schultz <ryan@hsi-properties.com>  
**Sent:** Tuesday, January 20, 2015 1:58 PM  
**To:** tclerk; Tamara Szudy  
**Subject:** FW: Please APPROVE State Street Station Development

Please add the following letter of support to the State Street file.

Thanks

**PLEASE NOTE - NEW MAILING ADDRESS**

Ryan D. Schultz | President  
 HSI Properties, LLC  
 Brookfield Lakes Corporate Center XVII  
 18500 West Corporate Drive, Suite 120  
 Brookfield, WI 53045  
 T (262) 439-8701 | F (262) 439-8705 | C (414) 915-7995  
[ryan@hsi-properties.com](mailto:ryan@hsi-properties.com) | [www.hsi-properties.com](http://www.hsi-properties.com)

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---

**From:** Kevin Hardman [mailto:kevinjhardman@gmail.com]  
**Sent:** Tuesday, December 16, 2014 9:42 AM  
**To:** jmoldenhauer@wauwatosa.net; mstippich@wauwatosa.net; kcausier@wauwatosa.net; jdubinski@wauwatosa.net; thanson@wauwatosa.net; gwalzchojnacki@wauwatosa.net; Dennis McBride; mwalsh@wauwatosa.net; bpantuso@wauwatosa.net; Joel Tilleson; Jeff Roznowski; Allison Byrne; cberdan@wauwatosa.net; jkofroth@wauwatosa.net; Jason Wilke; cwilson@wauwatosa.net; Kathy Ehley  
**Cc:** Jim Archambo; tclerk@wauwatosa.net; Paulette Enders  
**Subject:** Please APPROVE State Street Station Development

Mayor Ehley and members of Council:

I strongly urge you to APPROVE the State Street Station development at tonight's Council meeting.

Density brings buying power. Density brings an increased tax base. Density bring vibrancy. The State Street development will bring an exciting urban revitalization to a crucial corner of Wauwatosa. We face an important opportunity to leverage our assets to appeal strongly to the clear demands of millennials: that is walkable, urban places to live, work, play and to raise a family. Please take up this opportunity tomorrow.

As an experienced development professional I believe the building size is necessary for two reasons: 1) The railroad tracks to the south prohibit development from ever occurring opposite this site. The building scale is needed to create an urban "sense-of-place" to counteract the lack of any urbanism to the south. 2) The project is not financially feasible without this scale. The many

Attachment: Schultz email forwarding Hardman email support State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

development challenges, not the least of which is the large parking requirement, cannot be overcome by reducing the project's cash flow.

This development will certainly bring big changes to the Wauwatosa but they are changes that I ask you embrace. Developments like State Street Station will position Wauwatosa as one of the most desirable places to live in Wisconsin. Tomorrow, please support the APPROVAL of State Street Station.

Thank you for your great service to Wauwatosa.

All the very best,

Kevin Hardman  
1920 Underwood Avenue

---

Kevin Hardman  
[kevinjhardman@gmail.com](mailto:kevinjhardman@gmail.com)  
(414) 412-1397

Carla Ledesma

---

**From:** Ryan D. Schultz <ryan@hsi-properties.com>  
**Sent:** Tuesday, January 20, 2015 1:56 PM  
**To:** tclerk; Tamara Szudy  
**Subject:** FW: In Support of the State Street Station

Please add the following letter of support to the State Street file.

Thanks

**PLEASE NOTE - NEW MAILING ADDRESS**

Ryan D. Schultz | President  
 HSI Properties, LLC  
 Brookfield Lakes Corporate Center XVII  
 18500 West Corporate Drive, Suite 120  
 Brookfield, WI 53045  
 T (262) 439-8701 | F (262) 439-8705 | C (414) 915-7995  
[ryan@hsi-properties.com](mailto:ryan@hsi-properties.com) | [www.hsi-properties.com](http://www.hsi-properties.com)

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To whom it may concern:

My name is Joe Tierney and I live at 7717 Geralayne Drive, Wauwatosa, Wisconsin. I am a resident of Wauwatosa and wanted to voice my support for the State Street Station project. This is the type of project we need in downtown Tosa. The absolute key to the vibrancy of that area is actually having people on the sidewalks and patronizing the businesses located there. In addition, these types of housing opportunities add to the diversity of our community.

In addition I believe the State Street Station project will:

1. Provide much needed public parking within the Village;
2. Expand the variety of retail within the Village business improvement district;
3. Help support the business environment in the Village through density; and
4. Generate a nearly 35 million dollar taxable increment.

Thank you very much.

JET

Attachment: Schultz email forwarding Tierney email support State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

## Carla Ledesma

---

**From:** Ryan D. Schultz <ryan@hsi-properties.com>  
**Sent:** Tuesday, January 20, 2015 1:55 PM  
**To:** tclerk; Tamara Szudy  
**Subject:** FW: State Street Station Project

Please add the following letter of support to the State Street file.

### PLEASE NOTE - NEW MAILING ADDRESS

Ryan D. Schultz | President  
 HSI Properties, LLC  
 Brookfield Lakes Corporate Center XVII  
 18500 West Corporate Drive, Suite 120  
 Brookfield, WI 53045  
 T (262) 439-8701 | F (262) 439-8705 | C (414) 915-7995  
[ryan@hsi-properties.com](mailto:ryan@hsi-properties.com) | [www.hsi-properties.com](http://www.hsi-properties.com)

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---

**From:** Paul Conradson [paul.conradson.j483@statefarm.com]  
**Sent:** Monday, January 19, 2015 3:29 PM  
**To:** 'jmoldenhauer@wauwatosa.net'; 'mstippich@wauwatosa.net'; 'kcausier@wauwatosa.net'; 'jdubinski@wauwatosa.net'; 'thanson@wauwatosa.net'; 'gwalzchojnacki@wauwatosa.net'; 'dmcbride@wauwatosa.net'; 'mwalsh@wauwatosa.net'; 'bpantuso@wauwatosa.net'; 'jtilleson@wauwatosa.net'; 'abyrne@wauwatosa.net'; 'cberdan@wauwatosa.net'; 'jkofroth@wauwatosa.net'; 'jwilke@wauwatosa.net'; 'cwilson@wauwatosa.net'; 'jroznowski@wauwatosa.net'; 'kehley@wauwatosa.net'; 'tclerk@wauwatosa.net'; 'jmoldenhauer@wauwatosa.net'; 'mstippich@wauwatosa.net'; 'kcausier@wauwatosa.net'; 'jdubinski@wauwatosa.net'; 'thanson@wauwatosa.net'; 'gwalzchojnacki@wauwatosa.net'; 'dmcbride@wauwatosa.net'; 'mwalsh@wauwatosa.net'; 'bpantuso@wauwatosa.net'; 'jtilleson@wauwatosa.net'; 'abyrne@wauwatosa.net'; 'cberdan@wauwatosa.net'; 'jkofroth@wauwatosa.net'; 'jwilke@wauwatosa.net'; 'cwilson@wauwatosa.net'; 'jroznowski@wauwatosa.net'; 'kehley@wauwatosa.net'; 'tclerk@wauwatosa.net'  
**Subject:** State Street Station Project

To whom it may concern:

I am a resident of Wauwatosa and wanted to voice my support for the State Street Station project.

The State Street Station project will:

1. Increase vitality within the Village;
2. Provide much needed public parking within the Village;
3. Expand the variety of retail within the Village business improvement district;

4. Help support the business environment in the Village through density; and
5. Generate a nearly 35 million dollar taxable increment.

Thank you very much.

Paul & Adrienne Conradson  
8035 W Wisconsin Ave. Wauwatosa, WI 53213

Carla Ledesma

---

**From:** tomjoy27@gmail.com  
**Sent:** Monday, January 19, 2015 9:51 PM  
**To:** tclerk  
**Subject:** State street station

I am a Tosa resident, architect and in full support of the state street station project! Can't wait to reinvigorate this portion of the village with new access and life. Please share with all parties interested.

Tom  
N 90th Street resident

Sent from my iPhone

Attachment: Joy email support State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

Carla Ledesma

---

**From:** Nicole Oschmann <oschmann@ymail.com>  
**Sent:** Tuesday, January 20, 2015 4:53 PM  
**To:** tclerk  
**Subject:** State Street Station Support

As a resident of the Village of Wauwatosa, I'd like to express my support for the State Street Station development at State and 74th. Please provide this support to the Common Council for the meeting tonight.

Thank you,

Nicole Oschmann  
1210 North 62nd Street  
Wauwatosa, WI 53213

Attachment: Oschmann email support State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

Carla Ledesma

---

From: Kathleen Causier  
 Sent: Tuesday, January 20, 2015 4:39 PM  
 To: Carla Ledesma  
 Subject: Fwd: Support for State St. Staton

For the record

Sent from my iPad

Begin forwarded message:

**From:** Jim Plaisted <[jim.plaisted@gmail.com](mailto:jim.plaisted@gmail.com)>  
**Date:** January 20, 2015 at 4:36:12 PM CST  
**To:** <[jmoldenhauer@wauwatosa.net](mailto:jmoldenhauer@wauwatosa.net)>, <[mstippich@wauwatosa.net](mailto:mstippich@wauwatosa.net)>  
**Cc:** Kathleen Causier <[kcausier@wauwatosa.net](mailto:kcausier@wauwatosa.net)>, Kathleen Ehley <[kehley@wauwatosa.net](mailto:kehley@wauwatosa.net)>  
**Subject: Support for State St. Staton**

Jim and Matt,

We are contacting you both as our representatives in District 1 to support the zoning file before you tonight for the redevelopment known as State St. Station.

As you know, I'm director for the Wauwatosa Village Business Improvement District and the board of directors have been clear that they would like to see this development concept move forward.

On a more personal and professional note, I wanted to comment from my perspective as a former municipal employee (City of Milwaukee Common Council) for 6 years and working in the B.I.D. world for over 14 years.

Development is vital to any community's or neighborhood's survival. The Village area of our community is no different. This development needs to move forward so that the final design work can begin, retailers can be recruited for the new space being created, and the developer can move in a timely and predictable manner. If that doesn't occur, I'm concerned that they (or their investors) will pull the plug on the project.

The residential neighbors have every right to be opposed to this proposal. However, the job of our elected officials is to balance these views with goals for the community at large. There is no question that this development, its new apartments which equals new residents for the Village, 30 plus million dollar tax base, and new retail space will be a CATALYST for the area.

The neighbors complain that the development will be too big, cause too much additional traffic, and will not "fit" the quaintness of the Village.

The single story "over" the existing story allowance in the zoning will not change the character of the Village. What the proposal will do is replace two woefully designed commercial buildings with classic urban scale massing and architecture. Plus there are many other examples of

buildings that don't "fit" the historic nature of the Village core but we are not addressing those issues (with equal passion and opposition).

The traffic argument is typical of these types of debates over my career. In my mind, the opposition has not articulated at all how this one development is going to put an already poor traffic situation into some state of mass traffic chaos. The DOT has messed up traffic on State St. and through the Village, not one singular development. The irregular configuration of our streets, decisions made years ago, are far more at fault than one singular development could do. The 150 apartment dwellers are not going to be leaving and entering all at once. It's a silly argument in my mind and again, my professional background, have never seen infill development like this unalterably change traffic patterns in a neighborhood. (The above statements take into consideration the traffic circulation patterns designed into the development proposal).

In the many months of consideration of this proposal, I've only heard from Russ Drover in opposition in the business district. I know many businesses and owners that would like to see this development come to fruition and I know some of them have contacted the City. What businesses are NOT going to do is come to meetings and stare down their customer base and oppose their views. I hope you can appreciate the delicate situation they are in on this matter and why they have not supported HSI publicly.

We are VERY concerned that two developments proposed for the Village in the last three years (fire station and State St. Station) are going to be derailed by what we feel are a vocal minority of nearby residents. Both of these developments are in danger of NOT happening and largely due to this loud, vocal minority. If State St. Station does not move forward tonight I believe the City and the Village business district will have a very difficult time in the future attracting any new redevelopment to keep the Village vital and sustainable. Phelan Development, Wired Properties, and HSI are three of the most talented and community friendly developers in SE Wisconsin right now. It's would be a true shame to lose their vision and investment in our community.

Thanks for considering this message from us and I look forward to working with both of you on implementing the plans for State St. Station in the coming months. I'm not able to attend tonight due to illness but will be watching on live stream.

Thanks for all you do and your public service for our district.

Jim and Yvette Plaisted  
7436 Kenwood Ave.

## Carla Ledesma

---

**From:** Kathleen Causier  
**Sent:** Tuesday, January 20, 2015 4:00 PM  
**To:** Carla Ledesma  
**Subject:** Fwd: State Street Station Support

For the record.

Sent from my iPad

Begin forwarded message:

**From:** "Carney, Kevin" <[Kevin.Carney@advicentsolutions.com](mailto:Kevin.Carney@advicentsolutions.com)>  
**Date:** January 20, 2015 at 8:18:46 AM CST  
**To:** "'[jmoldenhauer@wauwatosa.net](mailto:jmoldenhauer@wauwatosa.net)'" <'[jmoldenhauer@wauwatosa.net](mailto:jmoldenhauer@wauwatosa.net)'>,  
 "'[mstippich@wauwatosa.net](mailto:mstippich@wauwatosa.net)'" <'[mstippich@wauwatosa.net](mailto:mstippich@wauwatosa.net)'>," "'[kcausier@wauwatosa.net](mailto:kcausier@wauwatosa.net)'"  
 <'[kcausier@wauwatosa.net](mailto:kcausier@wauwatosa.net)'>," "'[jdubinski@wauwatosa.net](mailto:jdubinski@wauwatosa.net)'" <'[jdubinski@wauwatosa.net](mailto:jdubinski@wauwatosa.net)'>,  
 "'[thanson@wauwatosa.net](mailto:thanson@wauwatosa.net)'" <'[thanson@wauwatosa.net](mailto:thanson@wauwatosa.net)'>," "'[gwalzchojnacki@wauwatosa.net](mailto:gwalzchojnacki@wauwatosa.net)'"  
 <'[gwalzchojnacki@wauwatosa.net](mailto:gwalzchojnacki@wauwatosa.net)'>," "'[dmcbride@wauwatosa.net](mailto:dmcbride@wauwatosa.net)'" <'[dmcbride@wauwatosa.net](mailto:dmcbride@wauwatosa.net)'>,  
 "'[mwalsh@wauwatosa.net](mailto:mwalsh@wauwatosa.net)'" <'[mwalsh@wauwatosa.net](mailto:mwalsh@wauwatosa.net)'>," "'[bpantuso@wauwatosa.net](mailto:bpantuso@wauwatosa.net)'"  
 <'[bpantuso@wauwatosa.net](mailto:bpantuso@wauwatosa.net)'>," "'[jtilleson@wauwatosa.net](mailto:jtilleson@wauwatosa.net)'" <'[jtilleson@wauwatosa.net](mailto:jtilleson@wauwatosa.net)'>,  
 "'[abyrne@wauwatosa.net](mailto:abyrne@wauwatosa.net)'" <'[abyrne@wauwatosa.net](mailto:abyrne@wauwatosa.net)'>," "'[cberdan@wauwatosa.net](mailto:cberdan@wauwatosa.net)'"  
 <'[cberdan@wauwatosa.net](mailto:cberdan@wauwatosa.net)'>," "'[jkofroth@wauwatosa.net](mailto:jkofroth@wauwatosa.net)'" <'[jkofroth@wauwatosa.net](mailto:jkofroth@wauwatosa.net)'>,  
 "'[jwilke@wauwatosa.net](mailto:jwilke@wauwatosa.net)'" <'[jwilke@wauwatosa.net](mailto:jwilke@wauwatosa.net)'>," "'[cwilson@wauwatosa.net](mailto:cwilson@wauwatosa.net)'"  
 <'[cwilson@wauwatosa.net](mailto:cwilson@wauwatosa.net)'>," "'[jroznowski@wauwatosa.net](mailto:jroznowski@wauwatosa.net)'" <'[jroznowski@wauwatosa.net](mailto:jroznowski@wauwatosa.net)'>  
**Cc:** "'[kehley@wauwatosa.net](mailto:kehley@wauwatosa.net)'" <'[kehley@wauwatosa.net](mailto:kehley@wauwatosa.net)'>  
**Subject:** State Street Station Support

To whom it may concern:

I am a resident of Wauwatosa and wanted to voice my support for the State Street Station project.

The State Street Station project will:

1. Increase vitality within the Village;
2. Provide much needed public parking within the Village;
3. Expand the variety of retail within the Village business improvement district;
4. Help support the business environment in the Village through density; and
5. Generate a nearly 35 million dollar taxable increment.

Thank you very much.

Kevin Carney  
 2431 N. 70<sup>th</sup> St  
 Wauwatosa, WI 53213

Kevin Carney

Attachment: Carney email support State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

Senior Account Executive

T 414.312.9397

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Carla Ledesma

---

From: Kathleen Causier  
 Sent: Tuesday, January 20, 2015 3:56 PM  
 To: Carla Ledesma  
 Subject: Fwd: Thank You

For the record

Sent from my iPad

Begin forwarded message:

**From:** James Maurer <[coolstuf45@sbcglobal.net](mailto:coolstuf45@sbcglobal.net)>  
**Date:** January 17, 2015 at 2:33:59 PM CST  
**To:** <[kcausier@wauwatosa.net](mailto:kcausier@wauwatosa.net)>  
**Subject: Thank You**

Dear Alderwoman Causier,

I would like to thank you for voting no on the State Street Station development. I have no objection to the redeveloping of that block if:

- 1) The architectural style were more in keeping with the character of the neighborhood. Downtown Wauwatosa has that "small town" feel and what is proposed really doesn't fit in with what already exists. For decades there has been redevelopment in Chicago's North side. I have seen countless new construction projects, residential and retail, which fit in the neighborhoods beautifully. Anyone wanting to redevelop this block should hire an architectural firm who have the skills to produce an appropriate design.
- 2) This redevelopment were consistent with the comprehensive plan which does not call for high density housing which is defined by 35 residential units per acre. The high density of 70 apartments means anywhere between 70 and 140 automobiles will be using State Street and Wauwatosa Avenue. There really are no alternative routs. Traffic is already backed up during peak periods and widening State Street is not an option.

I have a BIG problem with giving TIF money to developers in the majority of Wauwatosa districts and especially with terms that stretch the repayment out over decades. Wauwatosa's proximity to Milwaukee has made it a very desirable community to live in. Many people work in Milwaukee but can't find safe, walkable neighborhoods. Remember that the Police response time in Milwaukee is approximately 55 minutes, if they come at all. Shorewood, Whitefish Bay and Fox Point are becoming very expensive and not an affordable alternative for many middle class families.

Jim Maurer,  
 Ludington Avenue

Attachment: Maurer email opposing current State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

Carla Ledesma

---

From: Kathleen Causier  
 Sent: Tuesday, January 20, 2015 3:53 PM  
 To: Carla Ledesma  
 Subject: Fwd: State St. Station project

For the record.

Sent from my iPad

Begin forwarded message:

**From:** Richard Hedderman <[rhedderman51@gmail.com](mailto:rhedderman51@gmail.com)>  
**Date:** January 7, 2015 at 11:51:09 AM CST  
**To:** Kathleen Causier <[kcausier@wauwatosa.net](mailto:kcausier@wauwatosa.net)>, <[SaveTosaVillage@gmail.com](mailto:SaveTosaVillage@gmail.com)>  
**Subject:** State St. Station project

Hi Kathy,

I've signed the online petition to stop this proposal, adding the following comment, below, which I've included for your review.

Thanks for checking in with us on Sunday regarding the snowplowing situation across the street. So far, they've been doing OK with it, but we appreciate your attention just the same.

Sincerely,

Richard

Regarding the State St. Station Proposal:

This is an unnecessary and precipitous proposal. It does NOT take into account the quality of life of the residents of this neighborhood. It's only motive is PROFIT, profit for a small group of individuals who don't even live here. The motive is not the benefit and welfare of our community. City planners have NOT adequately thought through the impact of this development on what is already an over-stressed infrastructure in the Village district, and the proposal has not been appropriately considered as a component of an integrated, thoughtful concept for our neighborhood. I resent the impulse of a group of people who don't live here to line their pockets with cash at the expense of my quality of life, my tax rates and property values. The planning board has not yet figured out what to do with downtown Tosa. They don't know how to proceed, but are nonetheless considering a proposal that could have a catastrophic, irreversible impact on our neighborhood and it's quality of life. And I DO NOT believe that the board, the City or the developers have been forthcoming about the public funds this project would require. Until the City figures out what it's doing with downtown, and how to do it properly, this proposal must be rejected.

--

Richard Hedderman  
[rhedderman51@gmail.com](mailto:rhedderman51@gmail.com)

Attachment: Hedderman email oppose State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

414.476.0421

Attachment: Hedderman email oppose State Street Station (R-15-8 : 7400 W. State Street - preliminary plans - PUD)

CITY OF WAUWATOSA  
Resolution

R-15-9

By: Community Development

---

BE IT RESOLVED, by the Common Council of the City of Wauwatosa THAT Alternative #2 for design of the Locust Street drop-off facility, as presented to the Committee on Traffic and Safety at its meeting of January 13, 2015, be and the same is hereby recommended for construction.

Passed and Dated \_\_\_\_\_

\_\_\_\_\_

Clerk

Approved \_\_\_\_\_

\_\_\_\_\_

Mayor

CITY OF WAUWATOSA  
Resolution

R-15-10

By: Community Development Committee

---

WHEREAS, at the meeting of September 11, 2014, the Community Development Committee instituted a 90 day trial by placing a stop sign for traffic on North 73rd Street and W. Meinecke Avenue; and

WHEREAS, the Department of Public Works has reported that there were no accidents during the 90 day trial of the stop sign and it has been well liked by the neighborhood;

NOW, THEREFORE, BE IT RESOLVED THAT the official stop sign map of the City of Wauwatosa shall hereby be amended by adding the installed stop sign on North 73rd Street and W. Meinecke Avenue in the City of Wauwatosa.

Passed and Dated \_\_\_\_\_

\_\_\_\_\_

Clerk

Approved \_\_\_\_\_

\_\_\_\_\_

Mayor

CITY OF WAUWATOSA  
Resolution

R-15-11

By: Community Development Committee

WHEREAS, Michael Campbell, Campbell Capital Group, LLC., and Andrew Hall, Automotive Holding Corp., applied for preliminary plans for Planned Unit Development at 11011 West North Avenue for a multifamily development and;

WHEREAS, this request was reviewed and recommended by the City Plan Commission and the Committee on Community Development and determined to be necessary for the public convenience at that location; located and proposed to be operated in such manner which will protect the public health, safety, and welfare; and was found to be compatible with surrounding uses;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin hereby grants Planned Development preliminary plan approval to Michael Campbell, Campbell Capital Group, LLC., and Andrew Hall, Automotive Holding Corp., for a multifamily development at 11011 West North Avenue, subject to the following:

1. plans showing adequate sewer capacity, storm water management, and traffic/access improvements subject to approval by the City Engineer;
2. plans for water supply to site subject to approval by the Water Superintendent;
3. Design Review Board approval;
4. development of a Traffic Impact Analysis and implementation of recommendations subject to approval by the City Engineer and Wisconsin DOT;
5. inclusion of bike parking for residents and guests as well as a possible bike share location;
6. obtaining additional licenses and permits.

Passed and Dated \_\_\_\_\_

\_\_\_\_\_

Clerk

Approved \_\_\_\_\_

\_\_\_\_\_

Mayor

Carla Ledesma

---

From: Jason Kofroth  
 Sent: Thursday, January 15, 2015 10:04 AM  
 To: tclerk  
 Subject: Fwd: Online Form Submittal: Contact \*\* Jason Kofroth

Please put this on file for the Hall site development.

Jason Kofroth  
 Alderman, 7th District  
 City of Wauwatosa  
 (414)687-6267

Begin forwarded message:

**From:** "[noreply@civicplus.com](mailto:noreply@civicplus.com)" <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Date:** January 15, 2015 at 9:57:31 AM CST  
**To:** <[jkofroth@wauwatosa.net](mailto:jkofroth@wauwatosa.net)>  
**Subject: Online Form Submittal: Contact \*\* Jason Kofroth**

If you are having problems viewing this HTML email, click to view a [Text version](#).

## Contact \*\* Jason Kofroth

### Contact Information

Name:*	Regis P. Di Giacomo
Address:*	2333 N. 113th St.
City:*	Wauwatosa
State:*	WI
Zip Code:*	53226
Telephone Number:*	(414)248-0306
Email:*	rdigiacom@wi.rr.com

### Questions or Comments

An Email will be sent to the following alderperson:\*[Jason Kofroth √]

Please leave your comments or questions below:\*

Greetings Mr. Kofroth, I would like to register my opposition to the apartments to be built at the Hall loca  
 This project is far too large and close to the single family homes in the area. We have enough problems w  
 apartments in the 112th St area. I will bring this up with the residents in my area. I'm sure they are not all  
 of this. Regards, Regis DiGiacomo

\* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://wauwatosa.net/Admin/FormHistory.aspx?SID=31573>

The following form was submitted via your website: Contact \*\* Jason Kofroth

Name:: Regis P. Di Giacomo

Address:: 2333 N. 113th St.

City:: Wauwatosa

State:: WI

Zip Code:: 53226

Telephone Number:: (414)248-0306

Email:: [rdigiaco@wi.rr.com](mailto:rdigiaco@wi.rr.com)

An Email will be sent to the following alderperson:: Jason Kofroth

Please leave your comments or questions below:: Greetings Mr. Kofroth,

I would like to register my opposition to the apartments to be built at the Hall location. This project is far too large and close to the single family homes in the area. We have enough problems with the apartments in the 112th St area. I will bring this up with the residents in my area. I'm sure they are not all aware of this.

Regards,  
 Regis DiGiacomo

Additional Information:

Form submitted on: 1/15/2015 9:57:30 AM

Submitted from IP Address: 70.92.251.101

Referrer Page: <http://wauwatosa.net/directory.aspx?EID=121>

Form Address: <http://wauwatosa.net/Forms.aspx?FID=311>

CITY OF WAUWATOSA  
Resolution

R-15-12

By: Budegt and Finance

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WHEREAS, the City of Wauwatosa, Milwaukee County, Wisconsin (the "City") has outstanding its General Obligation Promissory Notes, Series 2006, dated April 1, 2006 (the "2006 Notes");

WHEREAS, the Common Council has determined that it is necessary and desirable to call the 2006 Notes maturing in the year 2015 for redemption on February 25, 2015 with funds of the City on hand;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Milwaukee County, Wisconsin, that the 2006 Notes maturing in the year 2015 are called for prior payment on February 25, 2015 at the price of par plus accrued interest to the date of redemption.

The City hereby directs the City Clerk to work with Hutchinson, Shockey, Erley & Co. to cause timely notice of redemption, in substantially the form attached hereto as Exhibit A and incorporated herein by this reference (the "Notice"), to be provided at the times, to the parties and in the manner set forth on the Notice.

Passed and Dated \_\_\_\_\_

\_\_\_\_\_

Clerk

Approved \_\_\_\_\_

\_\_\_\_\_

Mayor

EXHIBIT A

NOTICE OF FULL CALL\*

Regarding

CITY OF WAUWATOSA  
MILWAUKEE COUNTY, WISCONSIN  
GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2006  
DATED APRIL 1, 2006

NOTICE IS HEREBY GIVEN that the Notes of the above-referenced issue which mature on the date and in the amount; bear interest at the rate; and have a CUSIP No. as set forth below have been called by the City for prior payment on February 25, 2015 at a redemption price equal to 100% of the principal amount thereof plus accrued interest to the date of prepayment:

<u>Maturity Date</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>CUSIP No.</u>
12/01/2015	\$650,000	4.00%	943504J92

The City shall deposit federal or other immediately available funds sufficient for such redemption at the office of The Depository Trust Company on or before February 25, 2015.

Said Notes will cease to bear interest on February 25, 2015.

By Order of the  
Common Council  
City of Wauwatosa  
City Clerk

Dated \_\_\_\_\_

\* To be provided by registered or certified mail, overnight express delivery or facsimile transmission to The Depository Trust Company, Attn: Supervisor, Call Notification Department, 570 Washington Blvd., Jersey City, NJ 07310, not less than thirty (30) days nor more than sixty (60) days prior to February 25, 2015 and to the MSRB.

In addition, if the Notes are subject to the continuing disclosure requirements of SEC Rule 15c2-12 effective July 3, 1995, this Notice should be filed electronically with the MSRB through the Electronic Municipal Market Access (EMMA) System website at [www.emma.msrb.org](http://www.emma.msrb.org).

Attachment: EXHIBIT A (R-15-12 : Resolution GO Notes Series 2006)

CITY OF WAUWATOSA  
Resolution

R-15-13

By: Budget & Finance Committee

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BE IT RESOLVED, by the Common Council of the City of Wauwatosa THAT permission be and the same is hereby granted for appropriate City Officials to enter into an agreement for purchase, installation and maintenance of an Airbus DS Communications VESTA 9-1-1 System from Bay Communications at a cost of \$178,611.47.

Passed and Dated \_\_\_\_\_

\_\_\_\_\_

Clerk

Approved \_\_\_\_\_

\_\_\_\_\_

Mayor

CITY OF WAUWATOSA  
Resolution

R-15-14

By: Budget and Finance Committee

WHEREAS, the Milwaukee Metropolitan Sewerage District has notified the City of Wauwatosa of increases in sewer user charges for 2015 at approximately 11% and 16% increase in storm water; and

WHEREAS, current rates charged to sanitary sewer users in the City of Wauwatosa are not sufficient to pay that portion of the expenses for late sewer user charges charged by the Metropolitan Milwaukee Sewerage District while maintaining the local sewer system within the City of Wauwatosa; and

WHEREAS, recommended rate increases for 2015 sanitary sewer rate and storm water rates are reflected in a January 9, 2015, memorandum of the Finance Director to the Committee on Budget & Finance;

NOW, THEREFORE, BE IT RESOLVED THAT the recommendation of the Finance Director for an increase in the 2015 sanitary sewer rates and storm water rates as reflected in his memorandum of January 9, 2015, a copy of which is attached hereto, is hereby approved.

Passed and Dated \_\_\_\_\_

\_\_\_\_\_

Clerk

Approved \_\_\_\_\_

\_\_\_\_\_

Mayor

CITY OF WAUWATOSA  
Resolution

R-15-15

By: Budget and Finance Committee

WHEREAS, the City of Wauwatosa has entered into an agreement with the Wisconsin Department of Transportation (WisDOT) is designing a reconstruction at Grand Parkway from 72<sup>nd</sup> Street to 76<sup>th</sup> Street; and,

WHEREAS, this project will be funded in whole or by portion of Wisconsin State or Federal funding; and WHEREAS, in 2009, Wisconsin Act 28 created Statute 84.01 (35) which requires WisDOT to ensure that bicycle and pedestrian facilities are included in all reconstruction; and,

WHEREAS, Statute 84.01 (35) provides exception conditions under which facilities may be omitted; and

WHEREAS, the City of Wauwatosa has determined that the proposed project at Grand Parkway approximately 72<sup>nd</sup> Street to approximately 76<sup>th</sup> Street meets the conditions of the absence of need exception outlined in Wisconsin Administrative Code, Trans 75.06; and,

WHEREAS, the City Engineer has formed the considered conclusion that project 1501 meets conditions set forth for absence of need exception and recommends that the common council that it likewise form the considered conclusion that this project does indeed meet the exception stated for the exclusion of bicycle facilities within the project; and,

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Wauwatosa hereby sets forth the considered conclusion it has formed that City of Wauwatosa project 1501 indeed meets the requirements of exception for the project located at Grand Parkway approximately 72<sup>nd</sup> Street to approximately 76<sup>th</sup> Street.

Passed and Dated \_\_\_\_\_

\_\_\_\_\_

Clerk

Approved \_\_\_\_\_

\_\_\_\_\_

Mayor

CITY OF WAUWATOSA  
Resolution

R-15-16

By: Budget & Finance

WHEREAS, Campbell Capital Group, LLC has proposed a redevelopment of the current buildings and land located at 11011 West North Avenue in the City of Wauwatosa, and has requested tax incremental finance assistance for the creation of structured parking, traffic configuration and site preparation associated with a new residential development on that site; and

WHEREAS, the Budget & Finance Committee has considered the financial viability of providing assistance to promote the development of the Project on this site and has recommended an offer of financial terms for such assistance which are described on the Term Sheet attached hereto and incorporated herein; and

WHEREAS, the Budget & Finance Committee has also recognized the provision of such financial assistance may be aided by the creation of a new tax incremental finance district in the City of Wauwatosa, in order to promote further development in this area of the City of Wauwatosa,

NOW, THEREFORE, BE IT RESOLVED THAT the proposal for development assistance described in the attached Term Sheet for Campbell Capital Group, LLC for the purpose of construction of structured parking, new traffic configurations and site preparation as part of the redevelopment of the current buildings and land located at 11011 West North Avenue into a new residential development, in the City of Wauwatosa, is hereby approved;

BE IT FURTHER RESOLVED THAT City of Wauwatosa staff are hereby directed to begin the process of creating a new tax incremental finance district in area of 11011 West North Avenue to promote the redevelopment of that area, in order to promote future development of this and other areas along Mayfair Road and North Mayfair Road; and

BE IT FINALLY RESOLVED THAT the appropriate City officials are hereby authorized to draft and execute a Development Agreement with Campbell Capital Group, LLC, or a related party, which incorporates the financial terms and is substantially similar to the attached Term Sheet, as well as the details of the separately-approved planned unit development for the new residential redevelopment at 11011 West North Avenue in the City of Wauwatosa.

Passed and Dated \_\_\_\_\_

\_\_\_\_\_

Clerk

Approved \_\_\_\_\_

\_\_\_\_\_

Mayor



## Wauwatosa City Attorney

Alan R. Kesner

Assistant City Attorneys

Beth Thorson Aldana  
Eileen Miller Carter

Special Assistants

George R. Schimmel  
George M. Schimmel

January 16, 2015

Mr. Michael J. Campbell  
Campbell Capital Group, LLC  
5887 Glenridge Drive NE, Suite 360  
Sandy Springs, GA 30328

RE: Term Sheet For Development Agreement Between Campbell  
Capital Group, LLC and City of Wauwatosa Regarding 11011 W.  
North Avenue, Wauwatosa, Wisconsin

Dear Mike:

Attached please find the TIF Funding Term Sheet which outlines the terms of financing assistance from the City of Wauwatosa to Campbell Capital Group, LLC for purposes of your proposed residential development of the former car dealership site at 11011 West North Avenue. The attached document was approved by the Common Council's Committee on Budget and Finance in a closed session.

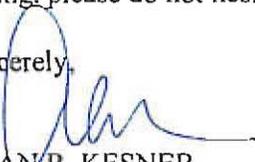
City of Wauwatosa staff are committed to moving forward to recommend creation of a Tax Incremental Financing District which would include the attached funding terms as part of the project plan. The attached Term Sheet would be implemented by execution of a Development Agreement based upon these terms.

If you are amenable to proceeding forward on the terms described in the attached document, please sign and return the accepted document to my attention. Upon receipt of the accepted document, City staff will proceed with scheduling the appropriate meetings for the public bodies involved in creation of the new Tax Incremental Financing District and Project Plan.

Attachment: Campbell Term Sheet Signed (R-15-16 : Campbell Term Sheet)

Letter to Michael J. Campbell  
Page 2

We have already discussed this project extensively, but if you have any further questions or concerns about the attached TIF Funding Term Sheet or the approval process and its timing, please do not hesitate to contact me.

Sincerely,  
  
ALAN R. KESNER  
City Attorney

ARK/jlb

Enc

cc: Mayor Kathy Ehley  
Jim Archambo  
Paulette Enders  
John Ruggini

---

The attached Term Sheet for the Development Agreement has been received and is acceptable to Campbell Capital Group, and it is requested that City staff proceed forward with all necessary approval processes to implement the terms contained therein.

  
MANAGING MEMBER  
Campbell Capital Group, LLC

Attachment: Campbell Term Sheet Signed (R-15-16 : Campbell Term Sheet)

TERM SHEET FOR DEVELOPMENT AGREEMENT  
BETWEEN CAMPBELL CAPITAL GROUP AND CITY OF WAUWATOSA  
REGARDING 11011 W. NORTH AVENUE, WAUWATOSA, WISCONSIN

1. Developer: Campbell Capital Group and its successors or assigns.
  
2. Description of Project: Current car dealership building at 11011 West North Avenue will be demolished with subsequent new construction of an approximate 236-unit rental multi-family apartment project with structured parking (the "Project"). The Developer has represented that the Project will have an initial estimated project cost of approximately \$44,576,000 (the "Estimated Costs"), and that the estimated net taxable value of the Project will be in excess of \$27,133,100 and will include upscale finishes and amenities.
  
3. City Financial Assistance: The City shall provide financial assistance in the form of a reimbursement for Developer-Funded Expenditures (defined below).
  
4. City Obligations:
  - (a) Fund the reimbursement for the Developer-Funded Expenditures as provided below.
  
  - (b) Seek approval for creation of a new Tax Increment District ("TID") related to this site. Creation of the new TID is subject to standard approvals by CDA, Common Council, and Joint Review Board (see attached preliminary schedule of events) to reimburse the "Developer-Funded Expenditures".
  
  - (c) Cooperate to structure the TIF funding so as to minimize negative income tax or other impacts on Developer.
  
5. Developer Obligations:
  - (a) Shall file a list of the costs for the Project (the "Budgeted Costs") in a form similar to the table set forth in paragraph 7, below, including all Project costs at the earlier of (i) Developer signing a construction contract with a general contractor, (ii) the City issuing a building permit for the Project; or (iii) six (6) months from the final TID approval.
  
  - (b) Construct additional public improvements required by the Wisconsin Department of Transportation ("WisDOT") due to the Project, and fund the costs of necessary easements and access modifications by neighboring private property owners for any such work required by WisDOT.
  
  - (c) Following completion by WisDOT of railroad-related work on the Eastern portion of the property on which the Project is constructed, dedicate necessary easements for the

creation of public bicycle and/or pedestrian facilities. Upon dedication of such land, Developer shall have no obligation for construction or maintenance of said public facilities.

(d) Provide for and maintain high quality landscaping elements along public streets bordering the project following completion of construction by WisDOT.

(e) Obtain all necessary zoning, permits, and approvals and complete construction of the Project in accordance with plans approved by City. To the extent any public improvements are included within the scope of work for the Project, complete the installation of same per City specifications and dedicate same to the City upon completion.

(f) Complete Project in accordance with approved plans.

6. Funding for Developer-Funded Expenditures: The City will pay an amount equal to 90% of the increment (net of amortization of reimbursement for Developer-Funded Expenditures and any administrative costs) generated annually by the Developer's project. If, after three years of such payments have been made by the City, no additional future project costs or projects in this TID have been identified by the City, such amount shall be changed to 100% of the increment (net of amortization of reimbursement for Developer-Funded Expenditures and any administrative costs). This payment will be calculated solely from the Tax payments actually received from the developer and from no other funds of the City. Annual payments may be made up to 45 days after the tax liability for that year has been paid in full by Developer, until a total aggregate amount of \$4,500,000 has been paid and at which time the parties' obligations under the Development Agreement shall terminate.

7. Adjustment of Reimbursement for Eligible Project Expenses and Developer-Funded Expenditures: The City will engage a construction expert to review actual expenses vs. Budgeted Costs. Cost of said expert shall be an eligible TID administrative expense. If Developer's total costs for Eligible Project Expenses (currently represented as \$44,576,000) are less than the Budgeted Costs for such items approved by the City, the City and Developer shall share in those cost savings. Developer will have the right to move funds between the line items in the project budget, except that the Developer overhead and fees (reflected as "Project Management" in the chart below) shall remain fixed at an overall percentage equal to or less than the "Total Development Costs" shown in the project budget through substantial completion of the Project. In the event of any savings in the overall Project Budget, the TIF funds payable will be reduced by approximately 50% of said savings; provided, however that Developer shall be credited for expenditures pursuant to paragraph 10, below, as though they were expenditures for Eligible Project Expenses. If sufficient unpaid TIF funds do not remain at that time, Developer shall pay such amount to the City within 90 days of determination. Said funds shall be applied to the special fund for the new TID for uses consistent with the Project Plan. Any such amount which remains unpaid after 90 days shall be levied as a special charge against the property pursuant to Sec. 66.0627, Wis. Stats. If Developer's costs exceed the final approved budget for such items, Developer shall be responsible for all cost overruns.

Project Costs	Amount
Acquisition (Inc. Demolition)	\$5,350,000
Environmental Remediation Allowance	\$255,000
Road, Sidewalk and Traffic Signal Improvements	\$150,000
Parking Structure	\$4,900,000
Hard Costs	\$27,664,000
Soft Costs (Inc. Real Estate Taxes)	\$2,692,000
Financing Costs	\$2,290,000
Project Management	\$1,275,000
Total Development Costs	\$44,576,000

8. Participation in Additional Earnings: The purpose of providing tax incremental financing is to eliminate any funding gap related to construction of the Project which could not be repaid through anticipated revenues in the future. This amount is calculated by determining a projected Internal Rate of Return (“IRR”) on equity invested in the Project in order to assure financial viability of the project. Developer is satisfied that the projected IRR in the 2014 Feasibility Report for this development is sufficient to make the project financially viable. If (a) within four (4) years of execution of the Development Agreement the Developer sells a controlling portion of its fee simple interest in the Project to a third party pursuant to an arms-length transaction; and the Developer or an affiliate of the Developer no longer manages the Project, or (b) at the time the parties’ obligations under the Development Agreement terminate, whichever comes first, and if the value of the project as part of said transaction results in an IRR calculation in which the Developer’s IRR is more than 450 basis points above the original 2014 projection, the City shall have no further obligation to make for reimbursement of Developer Funded Expenses as described in paragraph 7, above.

9. Tax Exempt Covenant: The Developer shall enter into a restrictive covenant in customary form requiring any owner of the Project to make payments in lieu of taxes, in an amount equal to the amount of property taxes which would otherwise be payable to all taxing jurisdictions, in the event that all or any portion of the Project site becomes tax exempt during the life of the TID and for 20 years thereafter. The covenant shall be recorded and shall run with the land for 20 years.

10. Bike Share Station: If a public bike-share system is created in the City of Wauwatosa which is designed to include a station located at the Project, Developer will permit the installation of said public bike-share station in a location to be determined by Developer in cooperation with the City or its agents, which station must be consistent with the capacity and other characteristics recommended or anticipated in the overall system design. If such station is installed, Developer shall be responsible for one-half (50%) of the cost of such station, to a maximum of \$25,000. The City, or its agents, agree to maintain any such bike-share station and related equipment in first class condition at no cost to Developer.

11. Further Conditions: The Development Agreement shall contain such additional provisions and assurances as are customarily contained in similar agreements with the City and shall provide for tax incremental financing as set forth herein.

12. Income and Expense Information: During the life of the TIF, the Developer will provide annual income and expense information for the Project as requested by the City Assessor as is customary for the purposes of property valuation, which information shall be maintained in confidence pursuant to laws and other rules generally applicable to such submissions.

CITY OF WAUWATOSA  
Resolution

R-15-17

By: Board of Public Works

WHEREAS, the Wauwatosa Purchasing Department has requested bids for emulsion and street patching materials for the 2015 spring/summer repair season; and

WHEREAS, each of the five bidders reflected in the memorandum from the Purchasing Department dated January 16, 2015, provide different advantages based upon price, convenience and availability;

NOW, THEREFORE, BE IT RESOLVED that each of the five vendors described in the memorandum from the Purchasing Department are hereby qualified to provide emulsion and street patching materials for the 2015 spring/summer repair season on an as-needed basis, with individual purchases being made on the basis of price, convenience and availability.

Passed and Dated \_\_\_\_\_

\_\_\_\_\_

Clerk

Approved \_\_\_\_\_

\_\_\_\_\_

Mayor

CITY OF WAUWATOSA  
Resolution

R-15-18

By: Board of Public Works

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BE IT RESOLVED, by the Common Council of the City of Wauwatosa THAT permission be and the same is hereby granted to the proper City officials to enter into a water main easement on the ABB parcel at UWM Innovation Campus as more particularly described in documents provided to the Board of Public Works at its January 19, 2015, meeting.

Passed and Dated \_\_\_\_\_

\_\_\_\_\_

Clerk

Approved \_\_\_\_\_

\_\_\_\_\_

Mayor