

COMMUNITY DEVELOPMENT COMMITTEE MEETING
Tuesday, November 26, 2002

PRESENT: Alds. Becker, Ecks, Heins, Herzog, Kopischke, Krol, Sullivan, Treis -8

ALSO

PRESENT: N. Welch, Community Dev. Dir.; A. Kesner, City Atty.; W. Kappel, Dir. of Public Works

Ald. Heins in the Chair called the meeting to order at 8:05 p.m.

Conditional Use – 12005 W. Hampton Avenue

The committee reviewed a request by Robert Peters for a Conditional Use in the AA Industrial District at 12005 W. Hampton Avenue to operate a new ready-mix concrete plant. Ms. Welch displayed preliminary plan showing the proposed layout of the site, which had operated as a concrete plant previously. The applicant proposes construction of a new batch plant and a new truck washing facility to address concerns about gravel being tracked onto city streets. Significant features include the driveway near 119th Street, which is within the city of Milwaukee. The Plan Commission recommended approval contingent upon restricting hours of operation to 6 a.m. to 6 p.m. with no truck deliveries before 7 a.m. The engineering department has reviewed the plans and is working with the applicant.

Tony Antonopoulos, 3152 S. 99th Street, representing Graef Anhalt Schloemer, consulting engineers, indicated his presence to answer questions.

Moved by Ald. Sullivan, seconded by Ald. Krol, to recommend approval
of the Conditional Use –

Ald. Ecks said that the Zygneo facility in West Allis generally has a sweeper clean up Trecker Drive at the end of each day, possibly by agreement with the City of West Allis. He asked if this might be a good idea here. Ms. Welch said she couldn't comment on whether the washing facility would be superior and would eliminate the need for sweeping. John Madderom, 1811 Ludington Avenue, representing a Chicago consulting company, spoke of his experience with street sweepers being dedicated to a group of plants. A commercial street sweeper is often used for the yard at most plants. He indicated that the issue could be investigated.

Asked by Ald. Herzog about the previous operation, Ms. Welch said the site was operated by Tews until October 31, 2001, but their Conditional Use is not specific to the property and could not be transferred. She said that the only issues she was aware of regarding the Tews operation were tracking dirt onto the street, dust levels, and some noise complaints.

Ald. Becker requested clarification of driveway locations. Ms. Welch pointed out an alternate exit and proposed storm water pond in Milwaukee and indicated that approval of the Conditional Use would be contingent upon approval by the City of Milwaukee of those elements.

Ald. Treis expressed displeasure with the fact that the district alderpersons and neighboring residents had not been contacted by the owner and consultants as plans evolved.

Vote on the motion, Ayes: 8

Change of Zoning – 2281 Swan Boulevard

The committee reviewed a request by John Trabert and Allen Silverstein for a Change of Zoning at 2281 Swan Boulevard from DD Eight Family Residence District to AA Professional Office District. The Plan Commission recommended approval by a 4-3 vote. Referring to an aerial view, Ms. Welch said the property is the original Locker homestead and is a single-family residence. All other properties in this block along North Avenue are zoned DD Eight Family Residence District, and properties fronting on Jackson Park Boulevard are AA Single Family Residence District. Directly across the street at the northwest corner of Swan Boulevard and North Avenue, a former church was rezoned AA Professional Office District to facilitate its reuse as a bank. There is a small business strip at the northeast corner and to the east. Lockers Florist is across Swan Boulevard to the east of this site and the properties were joined before Swan Boulevard was established south of North Avenue. At that time, the Locker Florist property was rezoned Business Planned Development. Ms. Welch reported that the applicant plans to operate a law office from the building, but rezoning would stay with the land and could allow some other potentially problematic uses there in the future such as a medical clinic, which would be a Permitted Use, or a restaurant or beauty salon, which would be Special Uses requiring additional approvals.

John Trabert, 4759 Champion Road, New Franken, Wisconsin, said the house has been a single-family residence since it was built. It is a spacious, solidly built house but lacks a yard suitable for children, and traffic has increased since the intersection there was widened. He felt that the growth of the city has rendered the site unsuitable for a family home and more suitable for professional offices. With the road and alley installed after the house was built, the house is too close to the alley for a garage and the lot would not be wide enough for an eight-family unit. Mr. Trabert read a letter from his realtor outlining the listing history and marketing techniques used. He reported that there were eight open houses and 43 showings. Some of the concerns of potential buyers were the location on two busy streets, the lack of a back yard and a garage, and the need for expensive improvements. The home was on the market for 89 days with no offers before Mr. Silverstein's offer was accepted on September 23.

Allen Silverstein, 8837 Jackson Park Boulevard, said he has practiced law and lived in the neighborhood for many years. This was a beautiful house with a garage and a big surrounding area that was perfectly suited for the neighborhood when it was built in 1928, but there was no front lawn after Swan was opened up, and the sidewalk went right to the edge of the steps. The garage was removed when an alley was later installed, and there is no room in the backyard. Mr. Silverstein described this as a "lame duck" piece of property. If the lot were bigger, it might lend itself to something else, he said. It could accommodate a 1,500 sq. ft. office building, but there is not enough parking space for much more than that. It would not accommodate a four-family building, but a two-family would not be economical.

Mr. Silverstein noted that more than 30 letters in support of rezoning were submitted to the Plan Commission, with absolutely every resident from North Avenue to the parkway in favor and almost everyone on Jackson Park Boulevard also supporting it. To address concerns of the resident to the west about appearance, Mr. Silverstein indicated that he will maintain the property as well or better than anyone else would. He has offered to put in a row of trees along the entire length of the adjacent property and also close to the alley if possible. Although planning for 10 parking spaces, he felt that all would probably not be used. He will probably walk to work, he said. There would be six or seven employees. This is the highest and best use, he said, for this unique property. Since the bank building was rezoned in the 1960s there has been no creeping rezoning to the west, and any potential requests would have to come to this body. He said that he has the best interests of the neighborhood in mind and will maintain the property as he maintains his own home.

Cheryl Juech, 2133 Swan Boulevard, felt very strongly that the proposed use would be the highest and best use. When seeking signatures in support, she found that people were enthusiastic about the proposal.

Christy Brooks, 8837 Jackson Park Boulevard, said she and her husband, Mr. Silverstein, moved to the neighborhood due to the great commitment of families and dovetailing family life with business life. She said

that her husband's small practice would probably see no more than one or two clients per day. She spoke of her experience on the Board of Zoning Appeals in other communities and acknowledged this committee's responsibilities. She said that the future of the property is clearly not as a residential home and she believes that she and her husband could maintain the integrity of the site.

Matt Wey, 9212 Jackson Park Boulevard, felt the proposed rezoning is an appropriate use for the property. If a new office building were erected, it would be much more harmful for the area than maintaining the residential character through reuse of the home. This would be similar to the bank building conversion, which visitors have seen as forward-looking and an asset to the residential character of the neighborhood. Mr. Wey was concerned that the required 10 parking spaces would turn the whole back of the property into concrete. He would like to see the parking area reduced or not paved in its entirety to retain a more residential appearance.

John Waldauer, 8337 Jackson Park Boulevard, commented that this is business-style corner and Mr. Silverstein and his family are really committed to making things happen in the way they have stated.

Architect John Piney, 8023 Currie Avenue, said the building is an excellent candidate for this type of conversion; the disadvantages of site for residential use are advantages to commercial use. He indicated that handicapped parking and code requirements can be easily accommodated.

David Geisthardt, Director of the Wauwatosa Economic Development Corporation (WEDC) said that this may be the type of property and circumstances that call for rezoning. He noted that potential future uses would be reviewed by the Plan Commission and/or the Board of Zoning Appeals. He questioned potential use as a medical clinic given the trend toward specialization and larger facilities and the fact that a significantly higher investment would be required for that type of conversion. He noted adjacent commercial uses and the fact that there has been no creeping rezoning into neighboring residential properties. He saw future neighborhood stability in having a well maintained, owner-occupied property, which is the type of proposal WEDC has encouraged in other parts of the city.

Kathy Baird, 2152 N. 74th Street, said she has a law practice in the Mayfair south tower and lived three blocks from this intersection for over 20 years. She felt that businesses on North Avenue have enhanced the community and said she values the proximity of services. She urged passage of the rezoning request.

Attorney Robert Fricker, 2449 N. 117th Street, represented Virginia Klewin, 9215 W. North Avenue, the owner and a resident of the four-family building to the west of the subject site. Mr. Fricker noted that the Plan Commission vote of 4-3 indicates it was a hotly debated issue. He said that the focus here is not on approving the building's use as a law office but on rezoning the property. Once rezoned, it can be used for any permitted use in the code, such as accounting, real estate, or a host of other activities, without any further review by this committee or any other body. He emphasized that the entire block here is residential, including Mr. Wey's bed and breakfast operation which is allowed in a residential area. In addition, he noted that residential use extends to the west on the north side of the street from the bank building all the way to Mayfair and to the Menomonee River on the south side. Business use will impact the neighborhood through commercial trash collection, commercial plowing and snow removal, deliveries, and greater traffic and parking in an already busy area. The impact on the neighborhood is important to consider, he said, not just the highest and best use or sale of the property for the best price.

Ms. Klewin said that she uses the door that faces the subject property as both a front and back door because she cannot use the front entrance due to parking difficulty on North Avenue. She said that with 10 parking spaces, 25 to 30% of the site becomes paved parking. Residents down the alley have all objected to rain and snow runoff that flows down the alley to the west and breaks up the cement. She also was concerned about snowplowing and where snow will be piled, difficulty exiting the alley onto Swan Boulevard due to traffic conditions, and location of a commercial trash container facing her door. Her main concern, she said, is the lack

of screening in the plans and the fact that cement will come right to her lot line. The property will be unsightly without screening, she felt.

Russ Drover, 9116 Jackson Park Boulevard, said the applicant and buyer are under no hardship. It is not impossible to find another business location but would be difficult to revert to residential use if now changed. It is not true that the property is only suitable for business, he said. It could be converted to a two-family or condos could be constructed there. If the property is listed too high, it will not be sold—the price should be adjusted until sold, he felt. It is well suited for a two family or one family at the right price. The whole area will be compromised by changing the use, he said. Regarding noise and traffic, he observed that many homes are built along freeways, so it is a matter of individual choice. Rezoning would change the quality of the neighborhood with people coming and going and no one there after office hours, and the landscaping will have a more commercial look. Mr. Drover concluded that the most important impact is on the neighbor next door. Current zoning should be strictly adhered to, he said.

Ald. Krol indicated that he has constituents on both sides of the issue with good arguments on both sides. He noted that the Council rejected widening Swan some years ago upon objections from residents. Regarding potential future changes in use, he said that a future committee could allow a more detrimental change even if it is not approved here. He expressed confidence that the proposed use would continue for a number of years and said that acting favorably would ensure that the building maintains its current look and possibly be enhanced. The architect has done very good work in redesign, he said. He spoke of potential liability in connection with children playing on this corner and he endorsed the proposed usage.

Moved by Ald. Krol, seconded by Ald. Kopischke to recommend to Council adoption of a resolution setting a public hearing date and introduction of a rezoning ordinance –

Ald. Ecks agreed that the site is not suitable for children but disagreed that condos would make it any better. If there were an unexpected change in the ownership situation, a new use would not come back to Council for approval, he noted. Although the home itself probably needs to be a business use, he felt there should be some way to protect the building. He favored historic designation for the property, since it is original to North Avenue and a tie to our past. The request is for a land use decision, but the structure itself is separate. He indicated that he would be prepared to vote on rezoning the property if the structure had historic designation.

Ms. Welch said that the concerns about future use are legitimate because the zoning remains on the land long after any current use. There is reason to consider historic designation, she said, which provides a good argument down the line to preserve the building on the site and to state that it is not our intention to provide any other commercial or office use on this street. She indicated that an application could be submitted to the Historic Preservation Commission for their January 8th meeting. The question is whether the owner would support historic designation, Ms. Welch added. Some discussion of the impact on future use may be required.

Mr. Trabert indicated that he is aware that historic designation would put limitations on the property, even as a residence. His concern would be salability. He asked if historic designation could be contingent upon rezoning. Ms. Welch said the designation would require consent of the owner. It wouldn't preclude use of the property for many things but requires conforming to guidelines adopted by the commission for any changes.

Mr. Kesner added that it is important to recognize the difference between national, state, and local historic designations. Local designation is a faster process that allows the City to be more in charge through the Historic Preservation Commission.

Asked by Mr. Silverstein if historic designation would prevent other uses such as a beauty salon, Ms. Welch indicated that such uses would be allowed assuming they maintained the historic character. Mr. Silverstein

indicated he would have no problem with that designation and assumes Mr. Trabert would have no objection either. It would be an honor, he said, but it doesn't change the zoning issue.

Ald. Ecks spoke of the need for some type of continuity and his feeling that historic designation would give the building continuity with its use modified to whatever it can accommodate.

Ald. Krol was uncertain if historic designation would be appropriate but felt the applicants should consider it. He was confident that the issue of screening could be addressed.

Ald. Becker was concerned about the potential for creeping rezoning or spot zoning. He cautioned against making a decision based on the merits of the proposed use.

Pointing out that comments will be duplicated at the public hearing and the matter will also come back to this committee for further discussion, Ald. Treis called the question. With the exception of Ald. Ecks, all committee members voted in favor of ending discussion.

Vote on the motion, Ayes: 6; Noes: 2 (Ecks, Becker)

(The meeting recessed at 9:25 p.m. and reconvened at 9:32 p.m.)

Rezoning – West Side of N. 99th Street South of W. Wisconsin Avenue

The committee reviewed a request by Covenant Healthcare Systems for a Change of Zoning on the west side of N. 99th Street south of W. Wisconsin Avenue from AA Single Family Residence District to AA Institutions District to rezone approximately 10 residential properties owned by Covenant Healthcare Systems. The Plan Commission recommended approval by a 6-0-1 vote. Ms. Welch displayed an aerial view, pointing out the site of Covenant's Heart Hospital, now under construction, and the proposed rezoning area. Approximately 75% of the block is zoned AA Institutions, and the block to the west is also similarly zoned. The homes on the rezoned site would be demolished to add a medical office building and parking structure.

Attorney Paul Hoffman, Michael, Best Fredrich, 100 E. Wisconsin Avenue, representing Covenant Healthcare Systems, said that Covenant purchased the area earlier this year from Lakeview Foundation. Seven of the 10 residences mentioned were included in the purchase and three were subsequently acquired as part of this plan. An additional property was acquired after the owners approached a Covenant representative. The intent is to rezone this northeast quadrant of the Covenant site to conform to the institutional character of the remainder of the block. The existing Lakeview/St. Joseph's Blue Mound Hospital was demolished and the existing medical office building will also be razed in order to construct a new building and parking structure that is better sited for convenience, vista, and exiting to Blue Mound Road. Mr. Hoffman stated that the institutional character of this area has been very long established with the former use of this site and the adjacent San Camillo/St. Camillus campus.

Mr. Hoffman indicated that a walk-to-work program, similar to that at St. Joseph's Hospital, would be initiated to help with employee recruitment and retention. It will involve correcting some rather serious deferred maintenance in houses owned by Covenant and some extensive remodeling. The homes would be rented to employees and would remain on the tax roll. In addition, as a for-profit development, the Heart Hospital will bring considerable tax benefits to the city, Mr. Hoffman said. The development will be a state of the art hospital that will be an asset to the neighborhood and the city.

Norma McCutcheon, president of the Heart Hospital, 10000 W. Blue Mound Road, said the Heart Hospital project is moving rather smoothly with opening anticipated in January 2004. Throughout the nation, specialty

heart hospitals offering comprehensive cardiac and vascular care often have a medical arts building within the same campus. Removing the existing building offers better visualization as visitors enter the area, she said.

Jonathan Flight, vice president facilities development for Covenant Healthcare, 1126 S. 70th Street, said they are really seeking orderly development of the campus. The existing office building has rather poor parking allocation and a problem with patient drop-off. They would like to provide more adjacent handicapped parking and a covered patient drop-off area. Also, they feel the current building is located too close to Blue Mound Road in terms of appearance and correct parking arrangement. It is not designed for practice of medicine today, and its heating, ventilation, and air conditioning systems are at the end of their life cycles. He said that the properties on the east side of 99th Street will definitely be part of a walk-to-work program, which will be a key element in recruiting and retaining nursing and technical staff. Covenant has begun investing in those homes.

Ald. Jenkins reported that he has met with Covenant representatives five or six times and knows they have met with neighbors at least seven or eight times to address issues and concerns. They have said that they will not expand farther to the east, and they have not pursued purchase of any homes in that block. Regarding the question of whether a parking lot would detract from the value of homes across the street, he noted that most are already owned by Covenant. Seven of the 10 homes to be razed were rentals, and he has received many calls regarding maintenance issues. If well landscaped, he felt the area would not decrease neighborhood property values. He saw no reason to refer the matter to the Joint Committee on Preparation of the Comprehensive City Plan, as was suggested by some at the Plan Commission meeting. He felt that a change in zoning seems rather logical and that the Heart Hospital would be a good thing for the entire city.

Dawn Crowley, 619 N. 98th Street, opposed the requested change for reasons of her own property values and those of the surrounding area, which she said is one of the smallest residential areas in city. She said there is \$1.2 million of value on 99th Street that other taxpayers will have to absorb. Two properties valued at \$250,000 have already been razed. It also diminishes the highest and best use of residential zoning. Rezoning constitutes a citywide property rights issue, and citizens have a right to due process and consideration in the comprehensive plan, Ms. Crowley said. This is a potential taking and there is potential litigation if residential property values are diminished, which can also occur when properties are rented rather than owner occupied. Ms. Crowley felt that the project drives up the cost of all health care since a for-profit provider skims off the most lucrative form of care, leaving the most costly care to the non-profits who then can no longer compete and will eventually seek to be for-profit, leaving many without access to care. This puts all of our health care at risk, she said. She stated that there is an unethical nature to what this organization proposes.

Ald. Ecks reported that he also had numerous meetings with the applicants and had cautioned them about acquiring properties on the east side of 99th. He anticipated comments at the public hearing about the effect that the freeway, zoo, research park, and creeping expansion of the institutional use from the east have had on this uniquely isolated area. He indicated that he could be supportive if Covenant would deed restrict the properties on the east side of 99th Street to be perpetually residential.

Moved by Ald. Herzog, seconded by Ald. Krol to recommend to
Council adoption of a resolution setting a public hearing date and
introduction of a rezoning ordinance –

Ald. Becker noted that the hospital will pay taxes equal to or greater than what is being lost. He asked if it could be turned back into a non-profit. Mr. Hoffman responded that the tax value will be significantly greater. Formerly, the medical office building was taxable but the hospital was not and the hospital parking area probably was not either. The Heart Hospital will be on the tax roll as well as the medical office building, the parking structure, and the residential properties owned by Covenant. The City will be getting far greater tax revenue from this area of land than it ever has. He indicated that it would be possible to change to non-profit status but unlikely that the facility would vote to do so. Ms. McCutcheon explained that the project is a joint venture with Physicians of Covenant Healthcare and some private investors.

Ald. Becker referred to a letter from Froedtert Hospital that raised the question of overbuilding. Mr. Flight said that physicians will want to have offices adjacent to the hospital. Mr. Hoffman said that the building is not intended to attract physicians not practicing at the Heart Hospital but to fill a need created by the Heart Hospital. No renderings or plans will be presented until there is a better sense of the need generated for the medical office building. Size will be driven by demand. The Plan Commission and Board of Zoning Appeals will have to approve the building as a Special Use.

Roll call vote on the motion, Ayes: 6; Noes: 1 (Ecks); Present: 1 (Sullivan)

CDBG Funds for Charles Jacobus Park

Referring to her memo of November 21, 2002, Ms. Welch reported that the City's Community Development Block Grant Committee had recommended approval of \$37,536 for the Charles Jacobus Park Neighborhood Association to improve trails at Jacobus Park. The application was submitted by the Milwaukee County Parks Department because it is a Milwaukee County park and they would be administering the contracts. When the 2003 CDBG allocations came before the Common Council, this allocation and two others were removed for later consideration due to concerns about using CDBG monies to fund projects that should be supported by the county. Based on a subsequent request by James Price, Park Watch Committee Chairman of Charles Jacobus Park Neighborhood Association, this matter is now before the committee for reconsideration of the Jacobus Park allocation.

James Price, 861 N. 60th Street, referred to his letter of November 18, 2002, in which he explained that the Charles Jacobus Park Neighborhood Association has pledged \$15,000 of its funds toward the Jacobus Park project and has received a matching grant of \$15,000 through the Wisconsin Department of Natural Resources Stewardship Local Assistance Grants Program. With the CDBG grant, they would then have a total of about \$67,000, and they are working with other granting agencies toward a goal of \$100,000 for the first year of implementation. He said that the fact that the grant goes to Milwaukee County is merely a technicality or formality due to county policy that anything taking place in a county park must be accepted by and go through Milwaukee County. The project was totally conceived and driven by the neighborhood association to enhance what they consider to be a neighborhood park. Milwaukee County's only help is in implementing the project because it is on county property. Mr. Price noted that a great many programs of all kinds—public, private, non-profit—take place in county parks and in the city's Hart Park because of the areas available for public use. The neighborhood association wants to create a nature education center where children and families from the neighborhood as well as a very broad segment of the community can learn in a controlled environment. Mr. Price said that County Supervisor Jim Schmitt has tried very hard to open dialog between the city and county on the county grounds issues. That is the kind of positive action that should be taken, he said, rather than holding up the progress of totally unrelated, positive, proactive projects in the community. He asked that this committee move to reopen the issue and release the Jacobus Park funds.

County Supervisor Jim Schmitt, 2517 N. 88th Street, noted the time-sensitive nature of the funding. He read a letter from the DNR regarding matching funds in the amount of \$15,000 for Jacobus Park nature trail renovation.

Kathy Barry, 608 N. 62nd Street, reported that the neighborhood association previously raised \$150,000 through CDBG and matching funds for a new playground at Jacobus Park. Noting the many pieces playing into the current issue, she said that the association will meet with the Jacobus Family Foundation regarding matching funds for the nature trail project and for funds in the future for the educational center. Schools use the park as an outdoor classroom, and the park serves users of the county bike trails as well. She requested that the CDBG funds be released as soon as possible.

Ald. Kopischke asked about possibly directing the grant to the neighborhood association rather than the county. Mr. Price was uncertain if county policy would allow for such a move and pointed out that it would be merely symbolic. If the neighborhood association accepted the funds, their next step would be to turn them over to the county since they would still be implementing the project.

Moved by Ald. Kopischke, seconded by Ald. Sullivan to recommend allocating the CDBG funds to the Charles Jacobus Neighborhood Association contingent upon resolving any issues regarding the structure of the association and their ability to accept the allocation –

Ald. Ecks indicated that he is pleased about the matching funds but fearful about giving money directly to a neighborhood association given that there are 24 other associations. Ms. Welch said that the City has a lot of control since the money is given with specifications as to how it is used.

Ald. Sullivan noted that he had suggested the hold on funds to the county that was acted upon by the Common Council. Looking closer now, though, and noting the merits of the project and the neighborhood association's involvement, he felt that the move seems to be self-defeating. We will have to deal with our issues with the county in other ways, he said.

Ald. Krol said he could not support releasing the funds to the neighborhood association, but he also did not feel the neighborhood association should be held at bay because of other issues with the county.

There was further discussion of the mechanics of allocating the funds and the neighborhood association's eligibility to receive them under the CDBG program.

With consent of the second, Ald. Kopischke amended the motion to recommend allocating the CDBG funds for the Jacobus Park project. Vote on the motion as amended, Ayes: 7; Noes: 1 (Ecks)

Freeway System Reconstruction in Wauwatosa Area

The committee reviewed a memo from Dir. of Public Works transmitting a communication from Rosemary Wehnes regarding reconstruction of the freeway system in the Milwaukee and Wauwatosa area. Mr. Kappel indicated that the matter is before the committee for public discussion.

Rosemary Wehnes, 7922 Jackson Park Boulevard, said that to date Glendale and Milwaukee have both passed resolutions against the preliminary freeway reconstruction plan prepared by the Southeastern Wisconsin Regional Planning Commission (SEWRPC), and she feels that Wauwatosa should do likewise. The basic question, she said, is: Will Wauwatosa benefit from reconstructing freeways with additional capacity or will Wauwatosa mostly absorb costs from the project?

Ms. Wehnes said that the project will remove land from the local tax base. It focuses transportation dollars on rights-of-way at the expense of other alternatives. It is important to have funds to maintain current infrastructure, but they are talking about \$6.2 billion to widen the freeways at a time when the state is in a difficult financial situation, she said. Wider highways may draw traffic off of arterials and away from Wauwatosa businesses, encouraging out-migration rather than reinvestment in the community. She noted Wauwatosa's higher elderly population and larger percentage of children walking to and from school. She also noted that only 1% of federal transportation funds are spent on pedestrian and bike programs in the area and 12% of fatalities are pedestrians. Ms. Wehnes also spoke of expected increases in noise and air degradation and possible increased runoff and flooding. There are also concerns about the effect on the forest on the county

grounds. She said that the reconstruction plan will have long-term ramifications for Wauwatosa and she fears that Wauwatosa residents will bear the cost and derive very little benefit. Ms. Wehnes distributed copies of a recent study on air quality along freeway corridors.

Bob Trainor, 439 N. Pinecrest Street, Milwaukee, said he represents a coalition of neighborhood groups and community organizations, Citizens Alive for Sane Highways (CASH). He distributed copies of the group's newsletter. He said that the public meetings held by SEWRPC were held after the plan had been assembled and totally disregarded opposition to the plan. He referred to a statement that not widening the freeways will cause street problems on North Avenue, State Street, and Blue Mound Road. As an economic development professional, he said, he believes the decline of commercial centers began with the local development of freeways and to think widening won't have a negative impact is just wrong. There are a number of impacts to be concerned about including erosion of the tax base.

Gretchen Schultz, 315 N. Pinecrest Street, Milwaukee, said that SEWRPC didn't allow for participation when their plan was developed and they truncated the approval process. She distributed copies of a presentation prepared by CASH entitled "The Freeway Plan: What SEWRPC Didn't Tell You." She outlined some of her concerns including lack of a plan for relocating transmission towers at the zoo freeway and failure to provide a Spanish language version of the plan. She emphasized that she believes they did a poor job of planning, not that the freeways shouldn't be reconstructed or don't need improvement. She advocated starting over to develop a plan with a system we need and can afford. Under traditional financing methods, the monthly debt service on the proposal is \$20 million, and the plan takes \$160 million off Milwaukee County tax rolls, Ms. Schultz reported. Mr. Trainor added that the \$6.2 billion project is almost twice as large as the entire \$3.4 billion tax roll of Wauwatosa.

Ald. Sullivan felt that there should be an official statement from the City saying that this is a bad deal, and he suggested that newspaper coverage should be requested. Mr. Trainor noted that the county supervisors will be voting on this in the next two months.

Ald. Krol agreed that this issue will impact our community but was unsure of his stand on it. He questioned why the matter came to this committee, feeling it should be referred to the Committee on Legislation, Licensing and Communications to craft a resolution to be sent to our state legislators and the governor. City Attorney Kesner indicated that there is no requirement that a particular committee draft communications to legislators. This is one of the two major committees, he noted.

Moved by Ald. Krol, seconded by Ald. Ecks to refer the matter to the Committee on Legislation, Licensing, and Communications for their review and action –

Ald. Ecks said this seems to be a good subject for a Committee of the Whole meeting, which would be broadcast over cable to help get the word out.

Asked why it could not be handled by this committee, Mr. Kesner reiterated that there is no problem with either committee acting on it. Part of what the Committee on Legislation, Licensing and Communications does more specifically is craft and review communications, but there is nothing wrong with it coming out of this committee.

There was further discussion of the motion. Ald. Sullivan preferred a recommendation from this committee. Ald. Krol felt that referral would be appropriate. Ald. Kopischke said that there is value in discussing the issue here prior to referral since there are so many community development issues involved. This committee could thereby provide some guidance on its concerns.

Moved by Ald. Ecks, seconded by Ald. Kopischke to hold the matter

for further discussion by this committee. Roll call vote on the motion to hold, Ayes: 2 (Ecks, Kopischke); Noes: 6 (Becker, Herzog, Krol, Sullivan, Treis, Heins) Motion to hold fails.

Roll call vote on the original motion to refer to the Committee on Legislation, Licensing and Communications, Ayes: 7; Noes: 1 (Sullivan)

The meeting adjourned at 11:07 p.m.

Carla A. Ledesma, City Clerk
Wauwatosa, Wisconsin

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