

CITY OF WAUWATOSA
7725 WEST NORTH AVENUE
WAUWATOSA, WI 53213
Telephone: (414) 479-8917
Fax: (414) 479-8989

COMMUNITY DEVELOPMENT COMMITTEE MEETING
Tuesday, March 25, 2003

PRESENT: Aids. Becker, Ecks, Heins, Herzog, Kopischke, Krol, Treis -7
EXCUSED: Ald. Sullivan

ALSO A. Kesner, City Atty.; N. Welch, Community Dev. Dir.; W. Wehrley, City Eng.;
PRESENT: J. Wojcehowicz, Water Supt.

Ald. Heins in the Chair called the meeting to order at 8:07 p.m.

Conditional Use – 11825 W. Center Street

Ms. Welch, Community Development Director, outlined a request by Ken Freitag, WE Energies, for a Conditional Use in the Estate Residence District at 11825 W. Center Street to install an automated meter reading antenna on an existing transmission tower. The Plan Commission unanimously recommended approval.

Ken Freitag, WE Energies, 500 S. 116th Street, West Allis, stated that the electrical transmission tower is about 110 feet tall; the antenna would be mounted at about 95 feet. The antenna is about 18 inches high and 48 inches wide and is convex to a depth of about 16 inches. It would provide backup to the one antenna already on the tower. It is part of an automated meter reading system that will also provide real-time information about electrical service interruptions.

Moved by Ald. Kopischke, seconded by Ald. Ecks to recommend to Council approval of the requested Conditional Use –

In response to a question, Mr. Freitag indicated that there would be noise associated with the antenna and it would be quite unobtrusive due to its size and height as well as its position in the tower's structure.

Vote on the motion, Ayes: 7

Proposed Amendment to Fire Prevention Code

Mr. Wehrley, City Engineer, reported that the proposed amendment to Chapter 14.20.080 of the Code relating to fire hydrant and private fire service main requirements came about as part of a review by the Assistant to the City Administrator of the City's development review process. A revised draft of the proposed ordinance was provided.

When a new development is proposed, Mr. Wehrley explained, water related issues are reviewed by the water, fire, and engineering departments. The current fire prevention code references over four pages of National Fire Protection Association (NFPA) standards, which can be difficult to find and understand. The proposed ordinance places some of those standards into the city code to make it easier for developers to understand the City's minimum requirements.

Moved by Ald. Krol, seconded by Ald. Kopischke to recommend to Council introduction of the proposed ordinance. Ayes: 7

Proposed Noise Ordinance

The committee reviewed the proposed ordinance creating Chapter 7.46 of the Code pertaining to noise. City Attorney Kesner provided a revised version dated March 24, 2003, reflecting editing changes made since introduction to Council last week. Those changes include clarification that activities specifically authorized by permit would not be in violation of the ordinance, the addition of a penalty section, and some numbering revisions.

John Sekula, 532 Crescent Court, said this ordinance has been needed for quite a few years due to the growing popularity of motorcycles, pickup trucks, and other noisy vehicles. He advised revisiting a possible motor vehicle noise control ordinance. The area around 68th and Blue Mound is almost becoming unlivable, he said. He felt that noise control is very important for a thriving community. Mr. Sekula distributed a four-page handout about noise abatement, regulation, and enforcement.

In response to a query by Tom Harmeyer, 1127 Kavanaugh Place, Mr. Kesner explained that there are some specific circumstances, like the deep tunnel or highway projects, where noise producing activities that are authorized would be in violation of this ordinance without specific language stating otherwise. Special exceptions to working hours, for example, would require Board of Public Works and/or Common Council approval as would any exception to the noise ordinance.

Mike Norris, 2427 Harding Boulevard, related noise problems he experienced over a five-year period in connection with a neighbor's dog that was being left outside unattended. He called police 22 times in a 12-month period, but the dog's owner was only warned twice and never cited. He characterized a mediation session set up through the police department's community liaison officer as basically a scolding for having called police. Police officers have had much discretion, he felt, and apparently resent this type of activity. He urged the committee to make a good law and provide for its enforcement to make sure this type of disturbance is dealt with and penalized.

Mr. Kesner said he has spoken with Mr. Norris and his neighbors a number of times. He agreed that there are situations in which the previous laws have not provided enough guidance. He felt that the proposed ordinance would give police and other enforcers more guidance and direction to address necessary issues.

Ald. Kopischke said he hopes that this will help Mr. Norris and others with similar frustrating situations. Enforcement will still be a challenge sometimes with intermittent-type noises, he noted, expressing hope that City employees will do their best.

Moved by Ald. Kopischke, seconded by Ald. Becker to recommend to Council adoption of the March 24th revisions of the ordinance –

Ald. Becker recommended that residents make their alderperson aware of noise problems so that they can make sure that something is done. If the ordinance isn't doing what you want, let them know so that changes can be made, he advised.

Ald. Ecks thanked Mr. Secora for the information he distributed. He also endorsed calls to area alderpersons when noise problems occur. He noted that a more specific motor vehicle noise ordinance was held by this committee for six months.

Vote on the motion, Ayes: 7

Historic Designation of Arcade Building, 7210-26 W. North Avenue

Ms. Welch reported that this item along with the next two, the Lowell Damon house and the Milwaukee Psychiatric Hospital site, were considered by the Historic Preservation Commission at a public hearing on March 12, 2003. The Arcade building has a long history in the community and was listed on the National Register of Historic Places in 1992 as a commercial-residential example of Spanish Colonial style with Mission style influence. It is the only Mission style commercial structure in the city. The 1992 designation was sought for the purpose of obtaining tax credits for renovating the building. Those credits helped revitalize this structure and bring it to its current condition. If historic designation is approved by the Common Council, the property would be subject to design review approval by the Historic Preservation Commission for any changes requiring a building permit.

Sharon Eiff, 1417 Lombard Court, chair of the Historic Preservation Commission, said the commission has found historic tax credits to be a wonderful economic tool, and the National Register of Historic Places designation is a great accolade for a building. This building's restoration has been a good success for a tight property on a busy street. It was possible to incorporate parking in the basement and apartments above. It shows that preservation is a good opportunity to realize our community's assets. The commission thanks the owner for his good work.

Ald. Kopischke asked if this committee's standards for considering historic designation are any different than the Historical Preservation Commission's standard. He also asked why identified properties haven't received this designation previously and what the advantages and disadvantages would be for property owners. Ms. Welch said the building should be considered in terms of its historic merit and any additional concerns of the Council in implementing the city's historic preservation policy. The owner of this property has worked with the commission and agrees with this designation. Ms. Welch explained that while the Mead & Hunt reconnaissance survey identified a number of properties for potential historic designation, it is a matter of systematically going through the list, working and meeting with the property owners, and bringing forth a recommendation. The minuses of historic designation might relate to the approval process for changes to the structure, but the owner gains recognition of the property and the possibility of becoming eligible for various historic preservation grants. The historic building code allows for some exemptions subject to negotiations with the state.

Moved by Ald. Kopischke, seconded by Ald. Krol to recommend to
Council historic designation of the Arcade building, 7210-26 W.
North Avenue. Ayes: 7

Historic Designation of Lowell Damon House, 2107 Wauwatosa Avenue

Ms. Welch said that the Lowell Damon house is an early example of Greek Revival architecture. Built by one of the founders of Wauwatosa, it is one of the oldest existing homes. It was placed on the National Register in 1972 and became a Milwaukee County landmark in 1977. The County has worked with the Historic Preservation Commission in designing a garage on the site, and they are very eager for local designation.

Sharon Eiff, 1417 Lombard Court, chair of the Historic Preservation Commission, said there was great foresight in preserving this structure, which is really a working museum and residence. The County has worked with the Lowell Damon Woods neighborhood organization to keep the home in good repair.

Eunice Frieseke, 8145 Woodland Avenue, said it has been the neighborhood organization's pleasure to work with those who own and maintain the home. Residents are very proud of this home's presence in the neighborhood.

Ald. Krol concurred that this home has great historical significance. He encouraged everyone to tour it during the times that it is open to the public each week. The Lowell Damon Woods Neighborhood Association has spent countless hours assisting with improvements, he noted. It has become a community service project as well as historic property.

Moved by Ald. Krol, seconded by Ald. Becker to recommend to Council historic designation of the Lowell Damon house, 2107 Wauwatosa Avenue. Ayes: 7

Historic Designation of Milwaukee Psychiatric Hospital Site, 1220 Dewey Avenue

Ms. Welch said that this site is of great interest because it shows the development of psychiatric treatment over the years, demonstrating one of the early forms of dealing with mental illness as a treatable disease. The campus-like setting encouraged people to feel comfortable and recover their health at a time when people were often sent away to an asylum. Milwaukee Psychiatric Hospital went on to be a source of various treatment methods, and Aurora Psychiatric Hospital continues to work in this area and develop new treatments as they progress. The property owner has protested the nomination, which was made by a neighboring resident.

Sharon Eiff, 1417 Lombard Court, Historic Preservation Commission chair, said the commission spent a lot of time and energy in reaching this point. Members walked the property, reviewed over 20 boxes of historical files, photos and publications, and carefully considered whether this site meets local historic designation criteria. The Mead & Hunt survey identified this property as having national registry potential, which requires meeting much more stringent criteria. Given that potential, she felt that local historic designation is appropriate.

Ms. Eiff outlined the medical history of the hospital from 1884 to 1993, the period of significance, which includes medical directors and administrators of national importance and medical practices that drew patients nationwide. Dr. James McBride established the sanitarium in 1884. Dr. Richard Dewey originated the cottage system treatment philosophy that provided homelike residences and treatment areas. He was a nationally known leader during the formative years of psychiatry and editor of the American Journal of Psychiatry. Dr. Rock Sylster served as president of the facility from 1919 to 1942 and was also an American Medical Association president. Dr. Gerald Schroeder was the first business director, overseeing the greatest growth and buildup, and later became president. He was succeeded by his wife Sophie. Milwaukee Psychiatric Hospital was a nationally recognized organization bringing great pride to Wauwatosa for its facilities, beautiful site, and medical practices.

Ms. Eiff reported that Dr. Fred Olson, a member of the Historic Preservation Commission, independently researched the property for the commission. Dr. Olson's credentials include: a PhD in History from Harvard; chairman of the history department and professor at UW-M; National Register preparer; and reviewer for 11 years of National Register of Historic Properties papers for the State of Wisconsin Historical Society. In a statement summarized by Ms. Eiff, Dr. Olson said he feels Milwaukee Psychiatric Hospital would be eligible for National Register status. He urged designation of the entire property as a local historic site, stating that it exemplifies an important part of the social and cultural development of the community, state, and nation and is identified with important persons and events in health and medicine.

Ms. Eiff reported that the site meets the following designation criteria: 1) The property exemplifies or reflects the broad cultural, political, economic, or social history of a national, state, or community; 2) The property is identified with historic personages or with important events in national, state, or local history. If designated, it would join other sites like the Eschweiler buildings, Little Red Store, Schoonmacher Reef, and Ace Robertson Hardware. It is the duty of the community to protect these wonderful assets.

Ms. Eiff noted that the commission considered the need for the property to remain viable. Designation acknowledges the past and provides for it to remain in the future. It is not a death knell. Historic preservation has been a good stimulus and mainstay for economic development. It is not intended to tie the hands of the owner or become a burden but to be a vehicle to make things happen. The commission wants the owners of designated homes, businesses, and properties to successfully co-exist with development.

The Chair noted that the committee has heard the background and has received thick packets of information about the site. She asked those present who wish to speak to limit their comments to new or different information and to avoid using the “H” word (hospice) or discussing development plans.

Tracy Mazzeo, 1115 Honey Creek Parkway, said she nominated the hospital for historic designation. When beginning her research, she was surprised to find that the Wauwatosa Historical Society had only one pamphlet from the hospital’s 50th anniversary celebration in 1934. She did review the Mead & Hunt survey indicating potential eligibility for National Register status. Ms. Mazzeo said that she grew up on Kavanaugh Place and worked at the hospital from 1973 to 1982. She recalled the hospital gardener’s love for nature and his stories of the past. There is no question that this site should be designated, she said. Its landscape, architecture, medical history, and cultural ties to Wauwatosa are incredible. The people and the site from 1884 to 1993 were a significant part of Wauwatosa history. The facility has been a leader in the advancement of psychiatric medicine. She cited the cottage-like buildings amidst a forest—land that has never been grazed but has remained a pristine refuge. The majority of the employees and many of the patients have typically been residents of Wauwatosa and of Milwaukee County. Ms. Mazzeo said there is no credible evidence against historic designation. She expressed hope that Aurora will allow Wauwatosa to preserve this history for future generations.

Sally Wells, 1712 N. 70th Street, said she has served on the hospital’s Board of Directors for over 30 years and volunteered there for 15 of those years, creating an in-patient nature class using the hospital grounds and woods as a textbook. She spoke of 150 species of trees, shrubs, and wildflowers in the woods that are appreciated by patients. The site is in a primary environmental corridor that has stood the test of time, and its history lives on in the lives of healed patients, she said. It merits status as a local historic landmark.

Janel Ruzicka, 2127 N. 74th Street, a member of the Historic Preservation Commission and employee of the Wauwatosa Historical Society, supported historic designation. She noted that the commission took a lot of time and effort looking into this and their vote for designation was unanimous. This vote was not for or against any building on the site but to preserve our history.

Dawn Marie Metz, 6913 Cedar Street, supported historic designation as a Wauwatosa resident and business owner.

Eunice Frieseke, 8145 Woodland Avenue, said she realized at the Historic Preservation hearing that many of those against designation live and work elsewhere and have no interest in Wauwatosa preservation but are paid employees of a huge corporation that is growing by leaps and bounds into many communities. This is the only Wauwatosa we have, she said. Preserving a unique entity in no way indicates that the care or quality of care would be hampered in any way.

Jim Price, 861 N. 60th Street, a member of Park People, said that Richard Barloga did a primary vegetative survey of this site in connection with a county grounds issue. In that study he cited the rich native vegetation on a two-acre county grounds site but pointed out that the grounds of the Milwaukee Psychiatric Hospital are twice as pristine and wonderful. Mr. Price quoted from the survey, naming some of the endangered or threatened species of plants found there. This is what National Geographic would call one of the “last best places” in Milwaukee County; it is probably among the five most unspoiled sites in Milwaukee County. That is part of the reason for recommending historic designation together with the historic mission as a site where people could find peace of mind amidst nature.

Gene Guskowski, 1035 Laurel Court, a member of the Historic Preservation Commission, reiterated that the commission recommended designation of the site because of its social and medical history.

Craig Winowski, Portland Avenue pointed out the historical contrast between the older model of medical practice that allowed a site like this to remain pristine whereas the current medical model that is more corporate tends to bury sites in concrete. That is another kind of history that is more respectful of the environment that we are preserving, he stated.

Kathy Grogan, 7227 Aetna Court, Chris Romanowich, 854 N. 73rd Street, and Mary Frieseke, 1128 Kavanaugh Place, made brief statements in support of historic designation.

Jo Cole, 1609 Church Street, a member of the Historic Preservation Commission, said the commission thought this through very carefully and debated under which criteria these buildings should be designated. They were very careful not to designate the buildings, which Mr. Chadek, an architect and commission member, said are possibly of the least importance to the potential designation of the site. The cottage plan design was followed as a philosophy but as needs changed the buildings changed. The current buildings are not the ones there when the facility was established and when important events took place or important people were present. Ms. Cole emphasized that the two points upon which designation is based would not prevent replacement of the buildings, demolition of the buildings, or construction of new buildings. Historic designation would not place any restrictions on development of the property.

Merrick Wells, 1617 Ridge Court, supported historic designation. He spoke of fond memories of helping on the nature trails and his hopes that his own children will value the uniqueness and historical places of Wauwatosa.

(The meeting recessed at 9:14 p.m. and reconvened at 9:23 p.m.)

Peter E. Carlson, administrator of Aurora Psychiatric Hospital for the past two years, said the facility is a not-for-profit, free-standing hospital with a proud 119 year tradition of providing high quality behavioral health services while continuing to meet changing regulatory demands. He noted disparities in insurance coverage for behavioral health problems and other factors that continue to make such an operation more difficult. Over 50% of free-standing hospitals have closed their doors over the past decade, and this trend is unlikely to change. The hospital did not seek historic designation, he noted. If approved, it will present one more agency to work through and will be an additional barrier to overcome. The hospital wants to continue to be a proud part of the city, Mr. Carlson said; but it is difficult to run financially, and historic designation will make it more difficult.

Greg Zeimet, 2350 N. 91st Street, observed that the Lowell Damon house discussed earlier is already on the National Register, and local designation is appropriate. Likewise, designation of the Arcade building, he felt, doesn't impose a burden but enhances the building. A common element to both is that the owners petitioned for historic designation, which is not the case here. The owner is not a petitioner and clearly feels the designation would be another layer of regulation that could add to the cost of health care and cause delays in necessary maintenance. Mr. Zeimet stated that this private property has been well maintained for a long time. The owner has demonstrated excellent stewardship, and their only priority is top notch, cost effective care.

Kathy Skowlund, 358 Forest Drive, Milwaukee, a nurse at the hospital for 35 years, said she resided at 7620 Honey Creek Parkway, Mrs. Schroeder's former residence, for 20 years. She read a statement from John Mojeske, director of facility operations, who spoke at the hearing but was unable to be present tonight. Mr. Mojeske opposed historic designation, citing concerns about barriers to needed renovations or improvements. He felt that the hospital has been responsible in caring for and maintaining its campus and that historic designation is not needed or appropriate.

Jenny Janesko, 1704 N. 71st Street, also felt that historic designation is not appropriate since the grounds have been well maintained and will continue to be preserved and kept pristine for future generations. Ms. Janesko provided copies of letters from the following individuals opposing historic designation: Dawn R. O'Polka, 1842 Church Street; Judi and Larry Widen, 2181 N. 65th Street; Carroll Delaney, 2150A N. 83rd Street; Dr. and Mrs. Michael T. Chier, 4204 Menomonee River Parkway; and Doreen Reitmeyer, 1130 N. 119th Street.

Liane Wayda of the Visiting Nurse Association, 11333 W. National Avenue, said she is the project director for the proposed hospice on this site. Speaking in opposition to historic designation, she noted the commitment of the commission members and staff and the countless hours of research and deliberations. She said the Visiting Nurse

Association has worked very hard to respond to requests for information or to accommodate the process. They look forward to working with the Historical Society to preserve and honor the history of the facility.

Wendy Bosworth, 3053 N. Summit Avenue, Milwaukee, said she was here to present the letter from Carroll Delaney, 2150 N. 83rd Street, just mentioned. She spoke of her familiarity with the historic designation process in connection with her own historic home. She pointed out that tax credits associated with historic designation do not accrue to a not-for-profit institution, removing one of the incentives or extra benefits in this situation.

Ald. Krol, Council liaison to the Historic Preservation Commission, spoke of the commission's countless hours of discussion on this issue. A deciding factor in the recommendation was its merits as an historic site rather than for the buildings. Responding to a comment that designation presents another hurdle for changes, he noted that the number of hurdles would be the same but the Historic Preservation Commission would be responsible for design review rather than the city's regular board. Also, the commission has made it very clear that it is not looking to quell development on the site. Ald. Krol noted that the significant years of 1884 to 1993 are before Aurora's ownership. There is a need to look beyond corporate ownership; in fact, future changes in ownership are not precluded. He also mentioned that nomination or endorsement by the owner is not a requirement. The Austin Day mansion did not seek the national designation, and the Schoonmacher Reef was actually nominated by faculty from the University of Illinois.

Moved by Ald. Krol, seconded by Ald. Ecks to recommend to Council historic designation of the Milwaukee Psychiatric Hospital site at 1220 Dewey Avenue –

Ald. Ecks indicated that he is highly conflicted on this issue and seconded the motion for discussion purposes. He believes that the area above the bluff is historical but finds it less connected to the acreage below because the lower portion was acquired later in the period of significance. He said he has very serious concerns about a portion of the lower area on which development is pending. He would like to see the land below the bluff swapped with other Milwaukee County land that is not on a parkway so that area could have a conservation easement and become parkland. He felt that historic designation would encumber such a swap in terms of county board approval.

Ms. Welch referred to the map of the area that was provided in the committee's packet. It shows that the original boundaries in 1884 do extend down to Honey Creek Parkway and include part of the lower portion of the bluff. The nine acre parcel added later includes a portion of the upper bluff where a building was erected in 1940.

Ald. Ecks restated his concern that historic designation would be a death knell for a land swap, conservation easement, and ultimate removal of the building now standing in the lower portion. Holding this matter and not designating anything right now opens the land swap possibility. Ultimately, he would favor historical designation for the main medical part on the upper portion of the site.

Moved by Ald. Ecks, seconded by Ald. Becker to hold this matter until there is suitable resolution of the pending issue –
(Motion to hold takes precedence over prior motion)

Ald. Becker said he believes in preservation but feels this came forward at the wrong time in that Aurora is in opposition. He would like to see if there is any possibility of change such as a land swap.

Ms. Welch pointed out that, by ordinance, a moratorium is placed on the site for 180 days from the date the commission took up the issue, which was January 8. If the matter is placed on hold, the Council would have until approximately July 8th to make a decision. Mr. Kesner added that once the moratorium is in place, building permits cannot be issued for this property. After the moratorium expires, the normal building permit process can begin again, even if the question of historic designation is still on hold. He later clarified that under the

moratorium the owner could apply for permits for maintenance projects. In general, the moratorium affects permits for major changes.

Ald. Krol opposed the motion to hold, stating it would not accomplish what is intended. He noted that the Milwaukee County parks office building has historic designation, so they may not be averse to acquiring land with historic significance if so inclined.

Ald. Kopischke advocated addressing the issue tonight. If some major development arises before the Council meeting, he would be more open to holding it at that level, he said. If the vote here is to hold, he felt that the deadline needs to be better defined.

Ald. Ecks said that any land swap would involve the county board and not the parks department. He said that there are potential flood control benefits in a primary environmental corridor that could result. He noted that historic designation would require 12 affirmative Common Council votes.

Ald. Herzog supported the motion to hold, whether for a couple more weeks or a couple more months. This is an important decision, he noted. He said that he values the recommendation of the Historic Preservation Commission and staff.

The motion was amended by Ald. Becker, with consent of Ald. Ecks, to hold the matter for two months with the understanding that it could be brought back for discussion before that time should other matters be resolved –

The Chair told of being the “paper mom” for the hospital when her family lived across the street and her son had a newspaper route that included the site. She attributed her son’s profession as a biology professor primarily to the birds, wildlife, and flowers he saw on the grounds, but she indicated that she doesn’t think historic designation is necessary in order to maintain flora and fauna. She would like to see Aurora and the Wauwatosa Historical Society find a way to honor and recognize the history through plaques and displays. Her concern was the owner’s opposition and the possibility of imposing additional burdens.

Roll call vote on the motion to hold, Ayes: 3 (Becker, Ecks, Herzog);
Noes: 4 (Kopischke, Krol, Treis, Heins) Motion fails.

Ald. Kopischke established that the commission meets once a month and the design review board twice a month, resulting in a delay of only up to two weeks in getting a project before a board. Over the past 15 years, Aurora has been before the design review board three times, he said. Also, it is his understanding that the commission tries to work with the property owner and that their review is limited to criteria cited in the designation.

Mr. Guskowski said the commission would have basically the same power as the city’s other design review boards. Its membership includes architects, and they would have the ability to make aesthetic judgments. They would have to decide if any proposal is consistent with the historic designation criteria of the site. The designation does not involve architecture or flora and fauna, he said. The commission tried to find a benign way to provide historic designation and leave the property owner with a lot of flexibility.

Ald. Kopischke asked about any Historic Preservation Commission discussions regarding the lower nine-acre portion. Mr. Guskowski said it became very clear, as Aurora’s attorney pointed out at the hearing, that earlier assumptions that the nine acres represented the western portion of the lower area were incorrect. The commission was conflicted about the upper versus the lower portion but took a step back and determined that, historically, the entire site was intended to be used for the hospital’s progressive medical care. Dr. Olson’s letter brought it all to a point. Ms. Eiff added that there are four buildings in the nine-acre portion—three above the bluff and one at the bottom, all built as part of the 1936-42 master plan.

Regardless of how things proceed, Ald. Kopischke said, he likes the idea of an independent report, which the hearing minutes indicate was brought up by Mr. Chadek, a commission member. On its merits, he felt there is clear evidence that this site deserves historic designation. He was concerned, however, about the ramifications of setting a precedent by doing that against the wishes of the property owner. He will reflect on that issue and seek further input prior to the Council vote.

Ald. Herzog asked about national versus local designation standards and questioned why this site was not nominated earlier. Ms. Eiff said the commission has confidence in Dr. Olson's statement that the site would qualify for national recognition since he has done that type of review for the state. Generally, if the state makes a designation, it is submitted to the national register, which is a rigorous process. Lack of sufficient funding has prevented the commission from proceeding sooner on this and other properties identified in the reconnaissance survey. For the national register, a huge amount of papers would need to be prepared for this site.

Ald. Herzog noted that the county did not want historical designation for the Plank Road School, and the Council ultimately did not approve it. He said that the Historic Preservation Commission has only come to the Council a handful of times and has always stated their case emphatically. This should be looked at carefully, he felt. He said he is swayed by the expertise of the commission and staff that this site should have some kind of historic designation.

Ald. Ecks said that, if designation passes, Aurora will exercise every option they possibly can on the land, including the pending project. He noted that the land below the bluff is already zoned institutional and has an existing structure that could be refurbished. Although people think the city can stop things, institutional use of that house for something like a group home for young people would be unstoppable. It is a big mistake to designate the site, he said.

Ald. Becker indicated that he feels the land should be preserved but doesn't know if this is the proper way and would like to get more feedback. Therefore, he will vote "present" tonight.

The Chair said that she would vote against historic designation, as she did in the Plank Road School case. She felt that there may be other ways to accomplish historic recognition without encumbering this property. Although it is clear that someone other than the owner can seek designation, in this case the owner not only did not seek the designation but opposes it, which she felt they have a right to do.

Ald. Krol said that Aurora is not a long-term owner with a vested interest in the historic aspects of the property and, given the possibility of change, may not be the owner in a year or in 10 years. He felt that recognizing this property is contrary to the purpose of the Historic Preservation Commission, which is the proper body for designating historic aspects.

Roll call vote on the motion: Ayes: 3 (Herzog, Kopischke, Krol);
Noes: 3 (Ecks, Treis, Heins; Present: 1 (Becker)
(Matter is forwarded without recommendation.)

The meeting adjourned at 10:41 p.m.

Carla A. Ledesma, City Clerk
Wauwatosa, Wisconsin

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