

Appendix F

Committee Agenda and Minutes

Chairperson: Sue Black
Committee Analyst: Glenn E. Bultman, 278-5276

LONG RANGE LAKEFRONT PLANNING COMMITTEE

Wednesday, May 4, 2011 – 11:00 a.m.
Milwaukee Community Sailing Center
1450 N. Lincoln Memorial Drive
Milwaukee, WI 53202

AGENDA*

Scheduled Items:

1. Introductions
2. Rules and Procedures/Milwaukee County Corporation Counsel
3. Process
4. Organizational Structure
5. Baseline Data
6. Criteria List
7. Ensuring Stability

* Organizational Meeting, no public testimony will be taken

ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTD), upon receipt of this notice.

Chairperson: Sue Black
Committee Analyst: Glenn E. Bultman, 278-5276

LONG-RANGE LAKEFRONT PLANNING COMMITTEE

Wednesday, May 18, 2011 – 10:30 a.m.
Milwaukee Community Sailing Center
1450 N. Lincoln Memorial Drive
Milwaukee, WI 53202

AGENDA*

Scheduled Items:

- | | | |
|--------|----------------------------------------|----------------|
| 1. INF | Development Vision | Michael Cudahy |
| 2. INF | Baseline Report | Rocky Marcoux |
| 3. INF | Preliminary Description of
Criteria | William Lynch |

INF - Informational

* No public testimony will be taken

ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTD), upon receipt of this notice.

Long-Range Lakefront Planning Committee May 18, 2011 Meeting Minutes

Prepared by: Paul Kuglitsch, Contract Services Officer, Milwaukee County Department of Parks, Recreation and Culture

Attendees: Joel Brennan, Dan Keegan, Dave Drent, Sue Black, Glenn Bultman, Bob Greenstreet, Nic Kovac, Rocky Marcoux, Bill Lynch, Rep. of Damon Dorsey, Rep. of Fern Shupek (Molly Gallagher), Michael Cudahy, Bob Harris (presenter), Greg Patin (presenter)

Absent: Gerry Broderick, Erbert Johnson, Don Layden

1. Agenda

- | | |
|-----------------------------|----------------------------------------|
| 1. Vision for the Lakefront | Michael Cudahy |
| 2. Overview of City Plan | Rocky Marcoux (Bob Harris, Greg Patin) |
| 3. Criteria | Bill Lynch |

2. Michael Cudahy

Presented his vision for the lakefront, including potential partners.

(1) Randy Crocker, von Briesen and Roper (law firm); (2) Kohl's (corporate HQ); (3) Steve Rose, and a research chief, Johnson Controls (corporate HQ); (4) Four Season Hotel (Canada); and (5) Northwestern Mutual.

3. Rocky Marcoux

Presented the city of Milwaukee's Downtown Plan, 1998 revised, which has been adopted by the Common Council and Harbor Commission. The plan called for the creation of a body to review and implement the plan, is the Long-Range Lakefront Planning Committee that body? If so, does the committee want formal recognition by the City?

Four land use themes: (1) General Use Pattern; (2) Place Making; (3) A Connected Downtown; and (4) Density and Intensity. Expressed the desire to weave the downtown area with the lakefront.

Intermodal Station / Bus Barn

- County to provide bus flow patterns, necessary footprint to continue operations
- City to look into possible funding to expand the Intermodal to accommodate the bus line, St. Paul gateway project

Lake Interchange / Hoan Bridge

- DOT needs to be at the table

4. Bill Lynch

Presented criteria concepts to be reviewed by committee members: desirability; compatibility; feasibility; sustainability; adaptability; attractiveness; environmental quality; appropriateness; accessibility.

TAKEAWAYS

Next meeting: Harbor Commission Plans; Urban Design Solutions - Eppstein Uhen Architects; UWM Plans (Bob Greenstreet); DOT representative invited to participate

Chairperson: Sue Black
Committee Analyst: Glenn E. Bultman, 278-5276
Staff: Charlotte Perko, 257-8011

LONG-RANGE LAKEFRONT PLANNING COMMITTEE

Wednesday, June 1, 2011 – 10:30 a.m.
Milwaukee Community Sailing Center
1450 N. Lincoln Memorial Drive
Milwaukee, WI 53202

AGENDA*

Scheduled Items:

1. AR Approval of Minutes
2. INF North Harbor Drive Proposal Rocky Marcoux, DCD
3. INF Lakefront Planning / Urban Design Solutions Bob Greenstreet
Eppstein Uhen Architects
4. INF Hoan Bridge / Lake Interchange DCD

INF – Informational, AR – Action Required

* No public testimony will be taken

ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTD), upon receipt of this notice.

Long-Range Lakefront Planning Committee

June 1, 2011 Meeting Minutes

Prepared by: Charlotte Perko, Staff Assistant, Milwaukee County Department of Parks, Recreation, and Culture

Attendees: Sue Black, Rep. of Damon Dorsey, Dave Drent, Joel Brennan, Gerry Broderick, Rep. of Erbert Johnson (Peter Schumacher), Bill Lynch, Molly Gallagher, Rocky Marcoux, Bob Greenstreet, Nik Kovac, Michael Cudahy, Glenn Bultman, Greg Uhen (presenter)

Absent: Dan Keegan, Don Layden

1. Agenda

1. Approval of Minutes
2. North Harbor Drive Proposal Bob Greenstreet
3. Urban Design Solutions Greg Uhen, Eppstein Uhen Architects
4. Hoan Bridge / Lake Interchange Rocky Marcoux

2. Discussion

Michael Cudahy has talked to commercial parties interested in this lakefront area – says the bottom line in approaching these parties is to have a unified group with strong literature to create interest. Material is needed in order to create this literature.

Sue Black emphasized the need of a collateral piece to show what the committee can do. Turn this lakefront area from Milwaukee's backdoor to its front door. Need DOT and DNR from the State to explore all options and get everyone on the same page.

3. North Harbor Drive Proposal, Bob Greenstreet

Visualization of downtown plan. Need to clean up the area around the intersection of Lincoln Memorial and Michigan, create an attractive entrance to Milwaukee.

Some options include widening the roads, creating buffers for safe pedestrian movement, getting rid of the right turn lanes, and creating a roundabout. Create a stronger flow of traffic to the Art Museum, Summerfest, Discovery World. Promote development and engage people around the city. The proposal contains a list of eight (8) recommendations, seven (7) of which are quite modest and focus on pedestrian safety. The eighth recommendation is private development.

4. Urban Design Solutions, Greg Uhen

(a) Presented excerpts of a plan created in coordination with Michael Cudahy. Included improving connections from Wisconsin Ave. to the lakefront. Looked at possible locations for private sector development, such as the transit center site. Would maintain view corridors of the lakefront.

(b) Presented another development idea centered at the old coast guard station. Although outside the scope of this committee, the plan could be implemented later to complement development within study area. Includes enhancing the connection to the water and parks, and creating active space with pavilions and pathways.

5. Hoan Bridge / Lake Interchange, Rocky Marcoux

Spoke of the need for the DOT to be in the conversation in order to create change. Need to involve roads that feed into lakefront area; without these changes, ideas for development that this committee is focused on may lose traction. Not as heavy a traffic load as envisioned when Lake Interchange was built, so alter on and off ramps to free up space for development. Hoan Bridge repairs occurring now; could plan changes for Hoan Bridge and Lake Interchange at the same time.

Also explore segregated bike and pedestrian lanes on Hoan Bridge to make the bridge and the lakefront an easily accessible tourist destination. Traffic is flowing fine currently with lanes closed for repairs, so extra lane could be used for bikes and pedestrians?

TAKEAWAYS

Next meeting:

- Need maps of lakebed grant boundaries, who owns what land within area.
- Involve DOT, need to work on roads to work on development.
- Explore possibilities for Transit Center.
- "Table of Contents" to see what needs to be done to get the final recommendations, see if agreement among group members.

Per Bob Greenstreet: important points include (1) Front Door vision statement, (2) access to the Hoan Bridge, (3) clean up Lake Interchange, (4) Michigan/Lincoln Memorial intersection, and (5) pedestrian safety.

Chairperson: Sue Black
Committee Analyst: Glenn E. Bultman, 278-5276
Staff: Charlotte Perko, 257-8011

LONG-RANGE LAKEFRONT PLANNING COMMITTEE

Wednesday, June 15, 2011 – 10:30 a.m.
Milwaukee Community Sailing Center
1450 N. Lincoln Memorial Drive
Milwaukee, WI 53202

AGENDA*

Scheduled Items:

1. AR Approval of Minutes
2. INF Media
3. INF Presentation of Land Ownership and Zoning Maps Sue Black, Charlotte Perko
4. INF County Properties Glenn Bultman
5. INF State DNR: Lakebed Grant / Public Trust John Hammen, Sharon Gayan
6. INF State DOT: Hoan Bridge / Lake Interchange Sheri Schmit
7. INF Table of Contents Sue Black

AR – Action Required, INF – Informational

* No public testimony will be taken

ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTD), upon receipt of this notice.

**Long-Range Lakefront Planning Committee
June 15, 2011 Meeting Minutes**

Prepared by: Charlotte Perko, Staff Assistant, Milwaukee County Department of Parks, Recreation, and Culture

Attendees: Sue Black, Damon Dorsey, Dave Drent, Joel Brennan, Gerry Broderick, Rep. of Erbert Johnson (Peter Schumacher), Bill Lynch, Molly Gallagher, Rocky Marcoux, Bob Greenstreet, Nik Kovac, Michael Cudahy, Dan Keegan, Don Layden, Glenn Bultman (presenter), Sharon Gayan (presenter), John Hammen (presenter), Sheri Schmit (presenter), Kathy Kramasz (presenter)

Absent:

1. Agenda

- | | |
|-------------------------------------------------|------------------------------------------|
| 1. Approval of Minutes | |
| 2. Presentation of Maps and Handouts | Sue Black, Charlotte Perko |
| 3. County Properties | Glenn Bultman |
| 4. State DNR: Lakebed Grant /
Public Trust | Sharon Gayan, John Hammen, Kathy Kramasz |
| 5. State DOT: Hoan Bridge / Lake
Interchange | Sheri Schmit |
| 6. Table of Contents | Sue Black |

2. Presentation of Maps and Handouts

Sue Black and Charlotte Perko presented an explanation of the items contained in this meeting's packet. Included an example of the lakefront in Duluth, Minnesota, a map indicating ownership of individual parcels making up the Long Range Lakefront Planning Committee's (LRLPC) area of interest, and a zoning map and use restrictions based on city zoning ordinances in the LRLPC area of interest. Also included were handouts for presentations by Glenn Bultman and the Wisconsin Department of Natural Resources (WDNR). The zoning and WDNR materials were summarized or shortened – complete materials are available on request from Charlotte Perko.

Also presented a handout of an introduction to the committee, subcommittees, and objectives. This is a work in progress.

Sue called on Michael Cudahy. He spoke about the main problems at the lakefront, including: the Hoan Bridge and freeway on and off ramps, O'Donnell Park structures obscuring the lakefront view, the poor location and lack of usefulness of the Transit Center and its occupation of a very valuable lakefront site, and dangerous and inefficient pedestrian/vehicular traffic at the Michigan Street/Lincoln Memorial Drive intersection. He suggested that an individual be appointed to each of these four (4) areas to head plans for the above sections.

3. County Properties

Glenn Bultman presented information on O'Donnell Park and the Transit Center, including their capital budgets and grants associated with the properties.

- (a) O'Donnell Park received a \$5 million dollar grant from the state for the construction of the facility, and also used money from the county and fund-raising. The county owns the land beneath it. There was a grant from the state for the terrace and elevated walkway, so there may be some issues in that regard to the building's possible redevelopment.
- (b) The Transit Center cost \$13.7 million to build. The county also owns the land under this building. Because of a grant used to construct this facility and because the age of building is close to exceeding its useful life, there may be a small payback on this property. It shouldn't be an economic problem. This building is now used as an idling location for

buses ending their routes here, but there are few buses and almost no passengers using this facility. The redevelopment of this site could be the catalyst for the development of the LRLPC study area. If the Transit Center site will serve another purpose, one question is whether its function needs to be replaced somewhere else. Recommendation: work with Milwaukee County Transit System and send a letter to Chicago Urban Mass Transit Administration (UMTA) office [now Federal Transit Administration].

4. State DNR: Lakebed Grant / Public Trust,

Kathy Kramasz, Sharon Gayan, and John Hammen presented information on the public trust doctrine and lakebed grant. Public trust is a part of Wisconsin law that holds all navigable waters in trust for public use forever. Navigable is defined as the ability to traverse a body of water with defined beds and banks that can float shallow boats, canoes, etc. on a recurring basis. It is important to preserve waters for future generations, for tourism, to protect the littoral zone (shoreline), to preserve citizens' quality of life, and to protect lakes from increasing pressure. Also important for recreation, fish and wildlife habitat, and natural scenic beauty. The State has jurisdiction over these waters to protect them for the public.

In regards to the LRLPC land: some of the lakefront land is filled lakebed, and Wisconsin law controls that land's available use. Each area is guided by terms stating that the land may only be used for navigation, parks and open space, public transportation, etc. The public trust laws apply to Lake Michigan, individual chapters apply to separate pieces of the lakefront. Public trust laws apply to the big picture of the entire Wisconsin lakefront; the committee would like to have more information about the specific laws affecting the properties of O'Donnell Park, the Transit Center, and other parcels in the LRLPC area of interest.

5. State DOT: Hoan Bridge / Lake Interchange, Sheri Schmit

The DOT appreciates the opportunity to be a part of this discussion, especially this early in the process. More information coming at June 29 meeting.

6. Table of Contents, Sue Black

Talked about the handout showing the committee's objectives and subgroups. The four (4) subcommittees (Public Trust, Business Community, Development, and Attractions – Neighbors) to meet with Director Black and establish action items. Michael Cudahy's four groups are integrated into this framework.

TAKEAWAYS

- Sue Black will meet with the individual subcommittee heads before June 29 meeting to discuss each subcommittee's action items, or "to do" list and timeline
- Letter to be sent to the Chicago regional office of Urban Mass Transit Administration (UMTA) [now the Federal Transit Administration] regarding the demolition and possible payback of the Downtown Transit Center. Possibly work with Milwaukee County Transit System
- Add to map: rights of way, Hoan Bridge jurisdiction
- DNR: more information on lakebed grant on lands directly in LRLPC area of interest. Legal survey of O'Donnell Park land to see what area affected by lakebed grant

Chairperson: Sue Black
Committee Analyst: Glenn E. Bultman, 278-5276
Staff: Charlotte Perko, 257-8011

LONG-RANGE LAKEFRONT PLANNING COMMITTEE

Wednesday, June 29, 2011 – 10:30 a.m.
Milwaukee Community Sailing Center
1450 N. Lincoln Memorial Drive
Milwaukee, WI 53202

AGENDA*

Scheduled Items:

1. AR Approval of Minutes
2. INF Subcommittee Progress Reports on Action Items
Parks and Public Spaces: Bill Lynch
Business Community: Erbert Johnson
Development: Rocky Marcoux
Attractions – Neighbors: Dan Keegan
3. INF State DOT: Hoan Bridge / Lake Interchange Dewayne Johnson
4. INF Transit Center/Bus Barn Glenn Bultman
Brian Dranzik

AR – Action Required, INF – Informational

* No public testimony will be taken

ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTD), upon receipt of this notice.

Long-Range Lakefront Planning Committee
June 29, 2011 Meeting Minutes

Prepared by: Charlotte Perko, Staff Assistant, Milwaukee County Department of Parks, Recreation, and Culture

Attendees: Sue Black, Dave Drent, Gerry Broderick, Erbert Johnson, Rocky Marcoux, Bob Greenstreet, Michael Cudahy, Dan Keegan, Don Layden, Brian Taffora, Glenn Bultman (presenter), Brian Dranzik (presenter), Dewayne Johnson (presenter)

Absent: Nik Kovac, Molly Gallagher, Bill Lynch

1. Agenda

1. Approval of Minutes
2. Subcommittee Progress Reports on Action Items
3. State DOT: Hoan Bridge/Lake Interchange Dewayne Johnson
4. Transit Center/Bus Barn Glenn Bultman, Brian Dranzik

2. Discussion

Sue Black opened the meeting with an introduction of the four (4) subcommittees: Attractions/Neighbors, Parks and Public Spaces, Business Community, and Development. She met with each of the subcommittee heads during the last two weeks to discuss the issues and steps each will take to arrive at their desired outcomes for development at the lakefront. She encouraged subcommittee heads to be diligent and work quickly. Each of the subcommittee heads will discuss their steps and outcomes at each meeting and update the rest of the group on the progress they made between meetings.

She also introduced and welcomed Michael Cudahy as the representative from Discovery World, and Brian Taffora as the new Director of Economic Development.

3. Subcommittee Progress Reports on Action Items

Each of the subcommittee heads gave an introduction of the issues each subcommittee will face, steps they want to take, and desired outcomes for the final recommendations and development plan for the lakefront.

(a) Attractions/Neighbors – Dan Keegan

Dan Keegan spoke of the need for the Committee as a whole to maintain its cohesiveness while making progress through subcommittee actions. There must be checks and balances between the subcommittees so the final recommendations are agreeable to everyone. For his subcommittee, the overall development plan should make the lakefront cohesive and attractive, improving what already exists there while creating the possibility of future assets and entertainment at the lakefront. The development plan should consider the greater lakefront community. The parking needs and availability should be considered so that people can visit, and hopefully co-visit, key attractions at the lakefront. Destination compatibility is an important point. Steps to be taken include establishing communication and connectivity with various stakeholders and neighbors at the lakefront, and the overall plan should contain improvements that will benefit the multiple stakeholders. Desired outcomes for development are to enhance the destination at the lakefront and attract more people to co-visit the attractions. The development should complement the existing lakefront assets.

(b) Parks and Public Spaces (was Public Trust) – Bill Lynch

Bill Lynch was unable to attend the meeting, so Sue Black directed the committee's attention to his outline to see his subcommittee's issues, steps, and outcomes. His first subcommittee meeting will be Tuesday, July 5 at 4 p.m. at the Milwaukee Environmental Consortium located at 1845 N. Farwell Ave, Suite 100. Those invited to attend include members from Preserve Our Parks, the Park People, Harbor Commission, Lakefront Development Advisory Commission, and County Parks Advisory Commission, but anyone interested in this subcommittee is invited to attend.

(c) Business Community – Erbert Johnson

Subcommittee will likely involve other business associations in Milwaukee, including the Metropolitan Milwaukee Association of Commerce (MMAC), the Greater Milwaukee Committee (GMC), and the Rotary Club of Milwaukee. These organizations have the infrastructure and contacts that will also be important for this committee, so their input will be valuable. The Rotary has a river project that could be helpful in evaluating projects at the lake, and would like the Committee to see this project at a later meeting. The Rotary has broken down their project into phases, and with each phase including estimates of costs and how the project will be funded. This will be important to include in the final recommendation.

(d) Development – Rocky Marcoux

Interested in area around Clybourn Street, Michigan Street, Lincoln Memorial Drive, Harbor Drive, the Lake Interchange and the Hoan Bridge. Points he mentioned included: Perform an economic analysis of this area and how much tax base exists on each of the parcels in the area of interest; City work to expand to include the State DOT and County DTPW, happy that they are a part of this Committee; revisit the footprints of various development projects that have been considered in the past; see Michigan Street have significance; coordinate feedback with stakeholders in the area, as any changes to the road would have a direct impact on them; include safety for pedestrians, maintain view corridors and parks; look at Third Ward plan; and interface with the other Committee members to coordinate the development plan.

4. State DOT: Hoan Bridge / Lake Interchange

Dewayne Johnson and Sheri Schmit from the State Department of Transportation (DOT) joined the Committee's discussion today to provide background on the State's current plans for the Lake Interchange and the Hoan Bridge. Two documents were passed out providing background on the Hoan Bridge and maps showing the conditions and projects for I-794, the Hoan Bridge and Lake Interchange.

The Hoan Bridge is undergoing deck repairs at a cost of about \$7.5 – \$8 million to keep the deck together before beginning the long-term project. The scope of the larger project includes removing and replacing the deck, painting, and reinforcing the steel structure. In regards to the feasibility of a bike/pedestrian lane on I-794, the DOT is not moving in that direction right now, but is remaining open-minded. They would need to consider input from the public, the Federal Highway Administration and businesses. There has been the suggestion that one of the lanes or the shoulder may be used as a bike/ped lane, but need to study feasibility. Ongoing discussions with Representative Richards and Senator Larsen.

The Lake Interchange has significant life left in it, and the DOT intends to use the Interchange to its full potential to get all of the life out of it before considering any changes. The current maintenance project on these ramps includes a concrete overlay and concrete surface repairs. They recognize the need and desire to consider alternative long-term options, and are open to discussion after full life is realized from the Interchange. Expected remaining life is approximately 20+ years, changing conditions could make it longer or shorter. Concern among committee that this construction would prolong the lifetime of the Interchange and postponing any opportunities for re-configuration even further.

They expect to start construction in the second half of 2013, continuing into 2014 and 2015. They have just chosen their consultant. Total cost of the project expected to be between \$275 and \$350 million.

Appreciate the opportunity to work with this Committee and work together toward a long-term vision of the lakefront.

5. Transit Center / Bus Barn

Glenn Bultman and Brian Dranzik (County Dept of Transportation and Public Works) spoke about the Transit Center and the steps that will need to be taken before that site can be re-developed.

Glenn Bultman spoke of the Center's underutilization and the usefulness of a different facility in that location. He said that the grant the County received for that property was for operations that the County stopped

performing because they were not economically feasible. The payback on this property may be negotiable and can be used for other transit projects in the County.

Brian Dranzik explained the process that the County must follow before the Transit Center site can be re-developed. Under the jurisdiction and per the approval of the County Board, the County must go to the Federal Transit Administration (FTA) and present the interest to sell the facility, including why the property is being declared surplus and plans for an alternative site. The FTA will determine the process the County must follow based on the information provided. Brian has agreed to assist the Committee and will be the DTPW contact.

TAKEAWAYS

Sue Black will work with the heads of the various subcommittees. They will report back at the next meeting about what they accomplished over the next two weeks. She also mentioned that the membership in these subcommittees is open and flexible to anyone interested in that area, including those who are not official members of the LRLPC.

She reminded everyone of the charge from the County Board: to make recommendations about this area of the lakefront. At the next meeting, will have a draft outline of the report, with each recommendation having its own chapter. She is glad that all of the stakeholders are involved and everyone is working toward a common goal.

Chairperson: Sue Black
Committee Analyst: Glenn E. Bultman, 278-5276
Staff: Charlotte Perko, 257-8011

LONG-RANGE LAKEFRONT PLANNING COMMITTEE

Wednesday, July 13, 2011 – 10:30 a.m. - 12:00 p.m.
O'Donnell Park's Miller Brewing Company Pavilion
910 E. Michigan Street
Milwaukee, WI 53202

AGENDA*

Scheduled Items:

1. AR Approval of Minutes
2. INF Subcommittee Progress Reports on Action Items
Parks and Public Spaces: Bill Lynch
Business Community: Erbert Johnson
Development: Rocky Marcoux
Attractions – Neighbors: Dan Keegan
3. INF Maps/Deed Information/Ownership Update
Charlotte Perko
Kevin Haley
4. INF Final Report Template
5. INF Existing Contracts
Paul Kuglitsch
6. INF Quick Tour of O'Donnell Park and Transit Center

AR – Action Required, INF – Informational

* No public testimony will be taken

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Long-Range Lakefront Planning Committee July 13, 2011 Meeting Minutes

Prepared by: Charlotte Perko, Staff Assistant, Milwaukee County Department of Parks, Recreation, and Culture

Attendees: Sue Black, Dave Drent, Gerry Broderick, Nik Kovac, Molly Gallagher, Bill Lynch, Erbert Johnson, Rocky Marcoux, Bob Greenstreet, Michael Cudahy, Brian Taffora, Kevin Haley (presenter), Paul Kuglitsch (presenter)

Absent: Dan Keegan, Don Layden

1. Agenda

1. Approval of Minutes
2. Subcommittee Progress Reports on Action Items
3. Maps/Deed Information/Ownership Update Charlotte Perko, Kevin Haley
4. Final Report Template
5. Existing Contracts Paul Kuglitsch
6. Tour of O'Donnell Park and Transit Center

2. Discussion

Sue Black thanked Zilli Hospitality for allowing the Committee to utilize their facilities.

3. Subcommittee Progress Reports on Action Items

Each of the subcommittee heads gave a progress report on their subcommittee meetings including what was discussed, their next steps, and meeting schedules.

(a) Parks and Public Spaces – Bill Lynch

The first subcommittee meeting was on July 5, with fourteen (14) attendees. At this meeting, Bill Lynch gave an introduction of the Committee and the subcommittee's role. They will be focusing on how parks and public spaces will be a part of the innovative and imaginative development of the lakefront. Subcommittee members are currently exchanging information that the subcommittee may find useful, as well as exploring other urban lakefronts to use as inspiration for Milwaukee's lakefront development.

The next subcommittee meeting will be at 4 p.m. on Tuesday, July 19 at the Milwaukee Environmental Consortium conference room (1845 N. Farwell Ave).

(b) Development – Rocky Marcoux

Rocky Marcoux's subcommittee met on July 11 at the Intermodal Station. The main points of discussion included the Lake Interchange, the Hoan Bridge, the Lake Interchange ramps and the land beneath, as well as the intersection between Department of Transportation (DOT) infrastructure and County infrastructure, namely, Lincoln Memorial Drive. They would also like to focus on the intersections of Lincoln Memorial Drive/Michigan Street and Lincoln Memorial Drive/Clybourn Street.

At the next LRLPC meeting (July 27), members of this subcommittee would like to present different development scenarios, under the assumption that the Transit Center site will be redeveloped. Will work on linking the Downtown Plan with Transit Center real estate, keeping in mind the potential changes the DOT could implement with the Lake Interchange and Hoan Bridge. Rocky has also had productive discussions with Brian Taffora to work together with City and County.

A letter was distributed written from Jeff Polenske (City Engineer) to the Secretary of WisDOT, Mark Gottlieb reiterating the City's support for a bike/ped lane on the Hoan Bridge. Should the County write a similar letter? Dewayne Johnson from the DOT stated that they want to start the feasibility study as soon as possible, planning on finishing later this summer/early fall. The Committee may be able to

provide assistance to the DOT on this subject, and the DOT (Brian Roper) will work with Rocky's subcommittee to obtain any needed information.

This subcommittee is planning to meet Mondays prior to LRLPC meetings at the Intermodal Station. Will send out notices and clarify the time the meetings will be held so anyone who wants to attend may join. Please note that attendees must call in at the elevator in order to get to the third floor conference rooms.

(c) Business Community – Erbert Johnson

Erbert will be working with three pre-existing business organizations: the Greater Milwaukee Committee (GMC), the Downtown Business Improvement District (BID), and the Milwaukee Rotary, in order to use resources and connections these organizations already possess. Would like to get an endorsement or statement of support from each of these organizations for the final recommendation report.

(d) Attractions/Neighbors – Dan Keegan

Molly Gallagher presented the Attractions/Neighbors progress report. This subcommittee met on July 7 to discuss the subcommittee's priorities at the lakefront and their desired outcomes of lakefront development. Among their important points, they think that the non-profits in the area require transparency, clarity, and assurance about their roles at the lakefront. As a "Museum District," there is a synergy between the various attractions that should be maintained. The Committee should recognize the importance of these various organizations, such as the War Memorial, which hosted over 800 events last year. Also, is there a need for a conference center at the lakefront?

This subcommittee would like to create an inventory list of neighbors in the area in order to establish stakeholder communication. They would also like to present examples of other cultural institutions to understand how and why decisions are made in regard to cultural development. The Committee should view the lakefront from one of the nearby towers in order to fully grasp the relationships between lakefront stakeholders that are not easily communicated through a map. The subcommittee will develop a short affirmative statement of their vision of the lakefront, including the importance of the relationships between the attractions and their history of stewardship at the lakefront.

This subcommittee will meet as needed. Meeting notices clarifying time and location will be distributed.

4. Maps/Deed Information/Ownership Update

Charlotte Perko presented three (3) deeds obtained from Milwaukee County Real Estate Services. A deed dated 1964 transferred land from Chicago/Northwestern Railway to the County. At a later date, the County gave land to the State for the construction of a freeway (including Lake Interchange). After the freeway was built, some of the land was conveyed back to the County in a 1973 deed. The last deed, dated 1988, describes the area designated by parcel numbers 1, 2, 12, and 13 on the large map previously distributed. This land was quitclaimed from the State to the County.

These deeds state that there are no restrictions on these properties, except for what has already been recorded, or has been recorded since the date of conveyance. Brian Taffora is helping with this by working with the County Register of Deeds to obtain more information about these parcels. Kevin Haley of County Parks also mentioned that he believes these deeds reflect accurate parcel outlines and lakebed grant restrictions may also apply here.

*After further research, it was determined that parcels numbered 1-11 on the parcel ownership map have no restrictions in their deeds, except obligations through lakebed grant and other State or Federal grants tied to these properties (Federal grant on Transit Center, and Waterfront Aids Program through State DNR).

5. Final Report Template

A draft report was distributed to Committee members as an example of the final report that will be delivered to the County Board. The front page will be a "wow" image, presenting the Committee's vision for the lakefront. The preamble page will show that all of the Committee members agree to the following recommendations. If

there are recommendations Committee members cannot agree on, that will be noted in a different section. The Executive Summary will be key and shows the list of recommendations. Items can be added to this list as the Committee sees fit. The order of the recommendations reflects a "first things first" approach, based on how soon certain recommendations could be accomplished, placing more long-term goals toward the end of the list.

Sue Black would like each subcommittee to come up with its own statement for each of the recommendations to see if all viewpoints are similar.

Rocky Marcoux and Mike Cudahy stated that demonstrated support from the City, County, and State may be included in the final report to give additional weight to the recommendations.

Based on the timing of the Hoan Bridge feasibility study discussed above, the Hoan Bridge recommendation was moved to item 1. Discussions of the City streetcar and its route prompted the Committee to add lakefront transit/accessibility as one of its recommendations to discuss. This would include how visitors and residents could easily access the lakefront and attractions along the lake.

6. Existing Contracts

Paul Kuglitsch, Parks Contracts Services Office, described the contracts that currently exist at O'Donnell Park and the Transit Center. There are four (4) contracts with the County Parks: one (1) with the Betty Brinn Children's Museum, and the remaining three (3) with the Zilli Hospitality Group.

Betty Brinn Children's Museum has been a tenant in O'Donnell Park since August 1993. In 2008, Milwaukee County and the museum renegotiated their contract, extending the term through 2033. Their previous contract was to expire August 31, 2014.

As to the Zilli Hospitality Group, two of the three contracts run concurrently, expiring December 31, 2015. Those contracts are for services rendered in O'Donnell Park (the Miller Pavilion and Coast Restaurant). The third contract with Zilli, expiring October 31, 2012, is for services rendered in the Harbor Lights Room, which is located in the Transit Center. The Zilli Hospitality Group became tenants in each of these facilities in 2002.

The Committee members inquired about the debt service on the O'Donnell Park structure, as well as the naming rights of the Miller Pavilion. These items will be researched and relayed to Committee members.

*After further inquiries, it was determined that the naming gift of the Miller Pavilion is in perpetuity.

7. Tour of O'Donnell Park and Transit Center

The Committee and other meeting attendees were led to the Transit Center to the Harbor Lights Room, Zilli Hospitality's largest rental room. They were then led downstairs to the bus garage and passenger waiting area. An optional tour of O'Donnell Park was also given.

TAKEAWAYS

Please let Sue Black know if there are items any of the Committee members or interested parties would like to put on the agendas for future meetings.

One issue to be resolved is whether the County should write a letter similar to the City's to the DOT putting support of a bike/ped lane on the Hoan Bridge on file.

Bill Lynch also expressed wanting to obtain a long-term plan from World Festival, Inc. pertaining to future plans for the Summerfest grounds. The Chair stated that she wasn't sure if this was in the Committee's charge for the lakefront, but would address this issue at a later time.

Next meeting:

- Subcommittee progress reports
- Streetcar/lakefront transportation
- Rocky Marcoux, Bob Greenstreet, and other City representatives will present possible development scenarios

Chairperson: Sue Black
Committee Analyst: Glenn E. Bultman, 278-5276
Staff: Charlotte Perko, 257-8011

LONG-RANGE LAKEFRONT PLANNING COMMITTEE

Wednesday, July 27, 2011 – 10:30 a.m. - 12:00 p.m.
Downtown Transit Center's Harbor Lights Room
909 E. Michigan Street
Milwaukee, WI 53202

AGENDA*

Scheduled Items:

- | | | |
|--------|----------------------------------|-------------------------------------------------|
| 1. AR | Approval of Minutes | |
| 2. INF | Subcommittee Progress Reports | Subcommittee Chairs |
| 3. INF | Assignment: Position Statements | Sue Black |
| 4. INF | Development Scenarios | Rocky Marcoux, Bob
Greenstreet, DCD |
| 5. INF | Hoan Bridge Bike/Pedestrian Lane | |
| 6. INF | Lakefront Transit | |
| 7. INF | Campus Plan – U.S. Bank | Joe Ullrich, U.S. Bank
Corporate Real Estate |

AR – Action Required, INF – Informational

* No public testimony will be taken

ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTD), upon receipt of this notice.

Long-Range Lakefront Planning Committee
July 27, 2011 Meeting Minutes

Prepared by: Charlotte Perko, Staff Assistant, Milwaukee County Department of Parks, Recreation, and Culture

Attendees: Sue Black, Gerry Broderick, Nik Kovac, Molly Gallagher, Bill Lynch, Erbert Johnson, Rocky Marcoux, Bob Greenstreet, Brian Taffora, Dan Keegan, Don Layden, Greg Patin (presenter), Joe Ullrich (presenter)

Absent: Michael Cudahy, Dave Drent

1. Agenda

- | | |
|-------------------------------------|---------------------------|
| 1. Approval of Minutes | |
| 2. Subcommittee Progress Reports | Subcommittee Chairs |
| 3. Assignment: Position Statements | Sue Black |
| 4. Development Scenarios | Greg Patin, Rocky Marcoux |
| 5. Hoan Bridge Bike/Pedestrian Lane | |
| 6. Lakefront Transit | |
| 7. Campus Plan – U.S. Bank | Joe Ullrich |

2. Subcommittee Progress Reports

Each of the subcommittee chairs gave a progress report, including their discussions and draft position statements. These position statements contain each subcommittee's opinion on the six (6) topics to be included in the final report, including the Hoan Bridge, the Transit Center, the Lincoln Memorial Drive/Michigan Street Intersection, the Lake Interchange, O'Donnell Park, and Lakefront Transportation/Accessibility.

(a) Development – Rocky Marcoux

Rocky Marcoux's subcommittee met on July 25 at the Intermodal Station and discussed their position statement assignment. Not all of the position statements have been endorsed by all of the subcommittee members and may still need to be modified. One point they discussed at the meeting was the developable footprint that could be created and the market's ability to absorb that land. This needs to be kept in mind when making recommendations.

This subcommittee will meet at 10 a.m. at the Intermodal Station every other Monday through September 19, except Labor Day. There is capability to call in if anyone who wishes to attend cannot physically be there. The next meeting will be August 8.

(b) Parks and Public Spaces – Bill Lynch

Bill Lynch's subcommittee met on July 19. They are working on developing clear criteria statements for future development. One aspect they are focusing on is the connectivity of features in and around the study area. They would like to see a comprehensive landscape plan, which integrates the connection of public places and spaces into development. Some of the members are meeting on July 28 to discuss landscape architecture input. They are also working on their letter to the DOT supporting a bike/pedestrian lane over the Hoan.

(c) Attractions/Neighbors – Dan Keegan

Dan Keegan stated that, given the significant investment at the lakefront, the final recommendation should contain clear statements about what already exists at the lakefront and why these entities should be enhanced through development of the surrounding area. He said that the subcommittee's key issues are in alignment with the six (6) points, and these are important to solving the issue at the lakefront. Current problems should be fixed, whether or not any new development takes place (i.e. snow fencing and chain link fence near the Art Museum and Discovery World). His subcommittee is working on the preamble to the final report.

(d) Business Community – Erbert Johnson

Erbert stated that his subcommittee is making good progress. They are working on bringing in the Greater Milwaukee Committee, the Downtown Business Improvement District, and the Rotary. Working on incorporating the views of these organizations into their position statements. They are recognizing a common theme, which includes being conscious of financial feasibility and costs.

Sue Black also attended a meeting with representatives of the business community, and they discussed getting core tenants for this development area. Greg Uhen, of Eppstein Uhen Architects, is working on a “wow” piece of marketing to attract potential tenants to this area.

3. Assignment: Position Statements

Sue Black charged each subcommittee to write draft position statements on each of the six (6) areas described above. The subcommittee chairs, after conferring with their subcommittees, should have drafts of their statements by Wednesday, August 3. Sue will then meet with all four (4) of the subcommittee chairs together before the next Committee meeting on August 10.

4. Development Scenarios

Greg Patin from the City Department of City Development presented possible development scenarios for the study area. The challenges for the study area include: pedestrian safety and access, the elevation change from downtown to the lakefront, lack of activation at the pedestrian level, the lack of a grand statement as an entrance to the City, an auto-dominated traffic balance, poorly defined public spaces, and the underutilization of valuable space. The goals for this area is to make the lakefront comfortable for residents and visitors, engaging the streets with development and creating a safe environment for all forms of transportation.

Greg showed possible development scenarios in the short and long term, including the reconfiguration of the Lincoln Memorial Drive/Michigan intersection, redevelopment of the Transit Center site and O'Donnell Park, and options if the Lake Interchange ramps were to be reconfigured. Based on a Department of Transportation (DOT) map created during the Marquette Interchange reconstruction, Greg showed how space could be further freed up by bringing the ramps to an at-grade boulevard on Clybourn Street to Lincoln Memorial Drive, creating a broad street similar to Wisconsin at the Marquette campus. This is a long-term scenario, given the 20+ years of life remaining in the Lake Interchange, but still could be explored as a possibility.

An important point to remember when envisioning development for the future is the amount of square footage that could be absorbed by the City. It would take time, so looking at phased-in approaches to developing this area.

5. Hoan Bridge Bike/Pedestrian Lane

Sue Black introduced letters of support for a bike/ped lane over the Hoan that have been approved by the County Executive: one from Sue as the Director of the Parks, and one from the Committee as a whole, with copies addressed to the Secretary of the DOT and the Governor. The ones from the Committee will be sent out to members for approval.

Dewayne Johnson from the DOT raised the point that the DOT has a very strict timeline, and although they have committed to a bike/ped lane feasibility study to be completed in September or October of this year, they must begin construction during the second half of 2013. They also want to keep in mind that they must be fiscally responsible.

Charlotte Perko will distribute information on the next public meeting about the Hoan Bridge, which will be hosted by Senator Larson.

6. Lakefront Transit

Spurred by discussion of the City streetcar at the last meeting on July 13. On Tuesday July 26, the streetcar was approved by the City Council, and they are moving forward with its development. Route extensions are a possibility in the future.

7. Campus Plan – U.S. Bank

Joe Ullrich, from U.S. Bank Corporate Real Estate, presented plans for the old post office garage site located on Michigan Street just west of the Transit Center. U.S. Bank has a large investment at the lakefront, and would like to protect and enhance that investment. Joe showed pictures of previous development plans for this site, none of which have been completed. They would like to redevelop their parking structure, and would support increased connectedness through possible development at the Transit Center and O'Donnell Park.

TAKEAWAYS

Spurred by discussion, "Other Recommendations" will be the topic of recommendation seven (7), and Dan Keegan's subcommittee will draft a preamble, which will speak to the lakefront as a whole.

Each subcommittee will finish a solid draft of their position statements, and the four (4) subcommittee chairs will meet with Sue Black before the next meeting on August 10. At the next meeting on August 10, the position statements will be compared to see which area the Committee needs to discuss further.

By examining and discussing the various position statements, the Committee can see where there is consensus and dissention. If everyone agrees in an area, that can go in the final report. If there is dissention among the subcommittees in other areas, the Committee can focus its attention on those. A draft final report will be prepared from these discussions. The executive summary will list which recommendations reached a consensus – recommendations on which the Committee disagreed will be noted.

As the short-term recommendations are completed (i.e. bus barn, Hoan Bridge) and the lakefront evolves, the Chair may reconvene the Committee to discuss the long-term recommendations (i.e. O'Donnell, Lake Interchange) as needed over the next five (5) to ten (10) years.

Chairperson: Sue Black
Committee Analyst: Glenn E. Bultman, 278-5276
Staff: Charlotte Perko, 257-8011

LONG-RANGE LAKEFRONT PLANNING COMMITTEE

Wednesday, August 10, 2011 – 10:30 a.m. - 12:00 p.m.
O'Donnell Park's Miller Brewing Company Pavilion
910 E. Michigan Street
Milwaukee, WI 53202

AGENDA*

Scheduled Items:

1. AR Approval of Minutes
2. INF Draft Report Discussion – 10 minutes each
 1. Hoan Bridge
 2. Downtown Transit Center
 3. Lincoln Memorial Drive/Michigan Street
 4. Lake Interchange
 5. O'Donnell Park
 6. Lakefront Transportation/Accessibility

AR – Action Required, INF – Informational

* No public testimony will be taken

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Long-Range Lakefront Planning Committee August 10, 2011 Meeting Minutes

Prepared by: Charlotte Perko, Staff Assistant, Milwaukee County Department of Parks, Recreation, and Culture

Attendees: Sue Black, Gerry Broderick, Nik Kovac, Rep. of Molly Gallagher (Joe Ullrich), Bill Lynch, Erbert Johnson, Rep. of Rocky Marcoux (Vanessa Koster), Brian Taffora, Dan Keegan, Don Layden, Michael Cudahy, Dave Drent

Absent: Bob Greenstreet

1. Agenda

1. Approval of Minutes
2. Draft Report Discussion
 - Hoan Bridge
 - Downtown Transit Center
 - Lincoln Memorial Drive/Michigan Street Intersection
 - Lake Interchange
 - O'Donnell Park
 - Lakefront Transportation/Accessibility

2. Discussion

This is Charlotte's last meeting – her last day is August 16. She is returning to Indiana University to finish her masters of public affairs in environmental policy and natural resource management.

3. Draft Report Discussion

Charlotte Perko prepared a draft of the report to be presented to the County Board. The cover of the draft has the Mayor, County Executive and Governor pictured. Michael Cudahy said he has spoken to all three of them and they are okay with their pictures here.

Sue stated that she would like to take this report to the County Board during the September cycle because of the timeliness of some of the items. Sue will meet with Chairman Holloway and County Executive Abele to determine when to present and to whom. The report will be brought to the County Board, and the next steps will be taken from there. This report is just the beginning of a process.

Erbert Johnson asked the Committee to revisit the resolution to make sure the Committee is following its charge from the County Board. In regards to long-range financial/development implementation plan, this Committee will recommend that this be executed through another body. Don Layden brought up that this report will put a stake in the ground on the issues the Committee believes are important, then the community can see what the reality is for these issues and go from there, rather than the Committee creating a land use plan. A recommendation for the creation of a lakefront master plan has been added to the final report.

To discuss the content of the draft report, Sue Black asked the Committee members whether they were satisfied with the content of each of the six (6) recommendations, and discussion followed.

(a) Hoan Bridge

Organization of the report was discussed. It was brought up that this item needs the most attention, due to the DOT's timeline for reconstructing the bridge. The Hoan plays a big role in the rest of the recommendations; if there is no connection or access for cyclists and pedestrians, the other recommendations may not work as well.

(b) Downtown Transit Center

Again, organization of the report was discussed. The Transit presents the least amount of obstacles to overcome, and the public trust doctrine does not apply to this site. Each

recommendation is important in that they all work together to make the lakefront a cohesive, attractive, welcoming area for tourists and residents.

(c) Lincoln Memorial Drive/Michigan Street Intersection

Recommended that a process be undertaken to determine which body has jurisdiction over this intersection and the process they must go through to select the best option for this intersection's reconfiguration. Also added was the comment that if a Master Plan for the lakefront should be commissioned, an Urban Park should be added as an area for further study as this site has a lot of potential.

(d) Lake Interchange

Added a portion about the importance of year-round public access to the lakefront – to alter the perception of the lakefront as a seasonal destination only. Specific areas of access would require future study and could be a part of the master plan, if a plan is commissioned.

(e) O'Donnell Park

O'Donnell Park, with its many variables, e.g. long-term lease arrangements, valuable lakefront parking, and public trust doctrine concerns, is a more complicated site than the others. While the Transit Center has its own set of issues, with O'Donnell Park there would be many more steps to go through with parking replacement and relocating its current tenants. A long-term plan and process for development should be developed for this site – this was added to the report.

(f) Lakefront Transportation/Accessibility

The only point that was raised here and throughout the review of the draft report was the function of the "other considerations." This will be clarified before the report is finished.

TAKEAWAYS

At the next meeting on August 24, an updated draft will be discussed and the final touches will be added. At the end of the meeting on September 7, Committee members who agree with the recommendations in the report will sign the preamble. All Committee members will be in touch with Sue or Charlotte to get additional feedback on report. Sue thanked everyone for working well together toward the goal of transforming the lakefront into Milwaukee's front door.

