

Lakefront Development Advisory Commission
March 5, 2009 Meeting
Miller Room at O'Donnell Park

Members present: Tom Hoelter, Mike Maierle, Bob Spindell, Henry Hamilton III, Sue Black, Bill Lynch, Tom Frenn, Gloria McCutcheon.

Others present: Julie Esch (staff) and Cookie Miller, Peter Rieck, Barb Velez, Jim Shields and Peter Balistreri (Community Sailing Center) and Margaret Stone (Renaissance Project)

Status of Appointments to LDAC

Chairman Lynch indicated that there is no replacement for former Alderman D'Amato as of yet. The appointment needs to be made by the City of Milwaukee's Common Council president.

Status of Drafting By-Laws

Tom Frenn made a motion to approve the by-laws and Bob Spindell seconded the motion. There was a unanimous voice vote of the members to approve the by-laws. Chairman Lynch recommended that future appointments include staggered terms.

Election of Officers

The following offices were voted on: Chair, Vice-Chair and Secretary. Bill Lynch was nominated for Chair by Tom Frenn and seconded by Sue Black. There was a unanimous voice vote of the members approving Mr. Lynch as Chair. Tom Frenn was nominated for Vice-Chair by Bob Spindell and seconded by Henry Hamilton III. There was a unanimous voice vote to elect Mr. Frenn as Vice-Chair. Tom Frenn nominated Mike Maierle for Secretary. There was a unanimous voice vote to elect Mr. Maierle as Secretary.

Milwaukee Community Sailing Center Public Hearing

Chairman Lynch provided a description of the Commission's hearing process. Cookie Miller, with the Milwaukee Community Sailing Center's 22-member volunteer Board of Directors, described the facility and organization as being open to the general public for sailing lessons. They provide lessons and access to Lake Michigan to at-risk youth in Milwaukee. They have relationships with the YMCA, Children's Outing Association and Girl Scout and Boy Scouts. Part of their mission also includes working with disabled persons through the adaptive sailing program. These programs are offered at no cost to participants.

The existing building is 900 square feet with one classroom and no indoor plumbing. The new building is designed at 6,000 square feet, indoor plumbing and more classroom space. The existing building will be reused including for maintenance bays for boats

Jim Shields, architect with HSA, Inc., gave a presentation of the proposed building. The building would be close to the docks and ramp. Most of the site is used for boat

storage. Existing buildings will be painted white. The sky and boats that are mostly white would camouflage the white building. It will be a steel framed structure with wood laminate beams. It would contain one large, multi-purpose room that could be rented by the general public and seats up to 100 people. There would also be shower facilities.

Roof water would be funneled to rain gardens below. The existing lawn and trees would be maintained. A closed-loop geothermal system will be used to heat and cool the building. The building will not block views of the lake looking from the east or from boats looking westerly.

The LDAC members had several questions related to the presentation including the proposed budget. The construction costs are estimated at \$1.7 million. More money than the estimated costs have been raised to date. Therefore, the new building will not carry any debt. It is anticipated that the building will be ready for occupancy by December 2009. They do not need additional parking and they will not be changing the current chain-link fencing around the site.

Gloria McCutcheon stated that the Wisconsin Department of Natural Resources reviewed the building proposal and it meets the requirements of the public trust doctrine.

Tom Frenn then made a motion to approve the proposed Milwaukee Community Sailing Center building as it meets the Lakefront Development Advisory Commission's criteria for lakefront development (see attachment for more details). Bob Spindell then seconded the motion and a voice vote was taken. LDAC unanimously approved the proposed building.

Renaissance Square Project as Proposed by Margaret Stone for Lincoln Memorial Drive
Margaret Stone presented her idea for "The Renaissance Square Project" for Lincoln Memorial Drive. After explaining her idea for a "living" museum along Lincoln Memorial Drive, at the location in Veterans Park, Gloria McCutcheon explained that many elements of the proposal conflicted with the Public Trust Doctrine and resulting lakebed grants. It was further discussed that this part of the lakefront was not planned for museums by the City of Milwaukee in its Lakefront Development Plan.

Sue Black, as Director of the Parks Department, offered to meet with Ms. Stone at a later time to discuss other possible venues for her idea.

The meeting was adjourned.