



Lakefront Development Advisory Commission

William H. Lynch, Chairman

312 East Wisconsin Avenue, Suite 210

Milwaukee, WI 53202

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Report of Recommendation of the Lakefront Development Advisory Commission

Milwaukee Community Sailing Center expansion

The Recommendation. At its March 5, 2009 meeting the Lakefront Development Advisory Commission passed by an unanimous vote of its voting members present a resolution recommending approval of the proposal of the Milwaukee Community Sailing center to expand its facilities on the lakefront land it leases from Milwaukee County.

The Commission's purpose. The Lakefront Development Advisory Commission's purpose is to apply the criteria that have been approved by Milwaukee County and the City of Milwaukee and make nonbinding recommendations to the County, City and/or the State respecting whether a development proposal for the Lakefront should be approved. In order to accommodate consideration of its recommendations, the Commission is to issue a report that provides the basis for its recommendation. Such a report should include the Commission's understanding of the facts and record the vote of each member on the recommendation.

Commission consideration of the proposal. The Milwaukee Community Sailing Center (MCSC) sought review of its plans. The Commission decided that it would schedule a public hearing and consider and vote on its recommendation at the conclusion of the public hearing if no significant opposition or new information was presented. MCSC submitted a Request for Review of the proposal that was made available to the public. It was posted on the LDAC website. The Commission scheduled a public hearing for the evening of Mar. 5, 2009, at the Miller Room in O'Donnell Park. The Commission sought public comment on the matter. No comments were received prior to the hearing.

The Commission conducted a public hearing on the proposal on the evening of Mar. 5, 2009.

Peter Rieck, MCSC Exec. Director, and Barbara Velez, Development Director, made a presentation of the project. The detailed description of the proposal, along with pictures and diagrams, had been posted on the Lakefront Development Advisory Commission's website for some period of time and sent to the Commissioners. Mr. Rieck summarized the project and criteria.

Project Summary: MCSC proposes to build a new 6,000 square foot facility designed by Jim Shields and HGA Architects for classrooms, administrative offices and a meeting



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room. The facility will have lavatories for the first time on the MCSC 6.98 acre site at the south end of McKinley Marina. The building and facilities will be handicapped accessible. Also MCSC will make internal modifications to its existing administrative building and maintenance garage. Also in a second phase(possibly in 2010) a maintenance facility will replace two existing sheds.

The improvements will be funded by the MCSC. MCSC submitted its budget and cash flow analysis. All the funds necessary for the proposed expansion have been raised and received or pledged.

After the presentation by MCSC, the Chairman asked if anyone else had any comments. Several other people present had registered in support of the project. All comments by members of the public were in support of the project as proposed.

The notice for the hearing indicated the Commission would take action on its recommendation at the meeting if no significant opposition or new information was presented at the hearing. No opposition or new information was presented. The Commission voted to take immediate action.

Commission action. It was moved by Thomas L. Frenn and seconded by Robert F. Spindell that the said project be recommended by the Advisory Commission to the County Board to be approved as the design is presented. The reasons for the said recommendation are as follows:

1. The project conforms with current laws and zoning and the Public Trust Doctrine.
2. The DNR has reviewed the plans and agrees that it follows the Public Trust Doctrine.
3. The said building will encourage water related recreational activities especially sail boating and will make sailing lessons available to more people in Milwaukee County who cannot afford to own a boat and otherwise encourages the use of the lakefront.
4. The building would be energy efficient and will preserve and protect the scenic and natural beauty of the lakefront. The building will be built to high quality standards and will be open to the general public on a limited basis.
5. The building will be handicap equipped and will have handicap accessible bathrooms and will improve access to the lakefront by handicapped or disabled individuals.
6. There is adequate parking on park land just outside the proposed sailing center area.



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7. The project must be at the lakefront for accessibility by sailboats and to allow handicapped or disabled persons to use the lakefront. It is crucial for this activity to be located at the lakefront.

Each of the members in attendance voted "yes."

CONCLUSION

The Lakefront Development Advisory Commission recommends approval of Milwaukee Community Sailing Center's expansion proposal.

Respectfully submitted on behalf of LDAC,

William H. Lynch
Chairman

WHL/whl