

**Village of Wauwatosa Business Improvement District**

Board of Directors Meeting, August 8, 2008, WaterStone Bank, 7500 W. State Street

In attendance: Anderson, Brown, Burg, Ehley, Hardman, Leffler, McCarthy, Winkel

Excused Absence: Carlson, Fitzgerald, Kristof, Madunic Unexcused: Conley

Ex Officio: ED, Kathy Ehley; Lisa Mauer, WEDC; Jim Archambo, City Admin Non-board member attendees: Russ Drover,

Issue/Topic	Discussion	Outcome/Decision/Assignment
Sign-in; Welcome	Called to order at 7:40 am by Chris Leffler.	
Approval of Agenda		Hardman moved, Winkel second approval with the change to move Fire Station update to first item. Motion approved unanimously.
Approval of Minutes	Meeting minutes from 7-1-2008	Ehley moved, Brown second to approve minutes as presented. Motion approved unanimously
Fire Station Update	<p>John Klett of Zimmerman Design presented the schematic design of the station which has changed quite a bit since it was first presented. Original was thought to be too contemporary, needed to be more contextual with the Village area which they believe it is. In character and mass of the surrounding buildings. About 30K sq ft above ground and 10K lower level for parking.</p> <p>Underground parking drive planned for the south side of complex to provide the opportunity to share if and when any development occurs on the adjoining property located on the north side of Harmonee Ave. between Menomonee Pkwy and Underwood Ave.</p> <p>Will move the USS Wisconsin Bell from the City Hall complex to the new fire station and will incorporate a beautiful piece of stained glass and other items from the current station to incorporate some historical elements.</p> <p>Local historical guidelines for the Village developed by the Preservation Commission were followed as closely as possible.</p> <p>Klett described the exterior and interior layout of the plan. What makes the building contextual with the Village area is the two story design and cream city brick. Design is limited to 29,500 sq ft for complete project. Multiplying a cost of sq ft which is causing the north side of the building to be a less effective place and less attractive</p> <p>If they don't acquire the northern most lot, then the building will have to be redesigned.</p> <p>Submitting request of permission to Preservation Commission regarding the acquisition of</p>	<p>Hardman who attends ad hoc meetings wants two position statements from BID</p> <p>Important for BID to understand exactly which parking spaces will be lost and need to be replaced. Hardman believes it is necessary to have something in writing to clarify that it. <b>NEED A PARKING STUDYING.</b></p> <p>North side façade of the building needs decent aesthetics as it is the entrance of the Village from the North as well as exposure to the residential properties.</p>

	<p>a portion of the Church street property which is needed to provide enough depth for the equipment bays, then Design and Review, then Community Development Committee then on to Council for final approval. Project has been scrutinized by Alderman, Mayor, and fire dept station</p> <p>Functional for fire dept, fit in contextual for Village and project on budget were the three key elements for the design team.</p> <p>Interested in doing a green roof, need to avoid roof water and surface water from going into the water shed without being filtered. Cost and budget limitations will impact what is ultimately used. Further detentions possible in north lot if that area is approved.</p> <p>What is the impact on traffic and parking during construction? With acquisition of the north parcel the contractor would have room to stage the construction equipment and materials to build the building. If the north parcel is not acquired, then there is no place to put these materials.</p> <p>Will lose the parking on the west side of Underwood during the construction.</p> <p>Length of construction once ground is broken? Anticipating construction to start next spring, taking approximately one year for completion.</p> <p>Leffler stated from the BID's perspective it would be best to have the surface lot on the south side of the street. Owner of the duplex which is the area that would be the north surface lot is still in negotiations with the City and is the final piece in purchasing the four properties. Archambo said moving lot to the south would require a fifth and sixth property owners in play and they have not shown an interest.</p> <p>Brown asked if about development density. Important to have the future opportunities for high density development within the design and placement of this project. Important to balance the immediate costs and possible revenue of future development.</p> <p>North lot is necessary to accommodate the north lot during the shift changes. All four residences north of the current fire station are needed to create sufficient surface parking. Currently there is a lot next to the station that Klett said is in question as to being acquired.</p> <p>Drover questioned the heating system and chimney. Where is it located? Original plan was mechanical on the roof but now it will be located underground since the underground parking has been approved. Will need to place the chimney and a condenser on the roof but the location has not been determined. Will do everything to avoid pipes sticking out and</p>	<p>Important to BID to for City to acquire the northern most residential property in addition to the three already acquired, to insure sufficient visitor and general public surface parking.</p>
--	---	---

	<p>high noise level. Looking at geothermal but likely cost prohibitive.</p> <p>What is the snow clearing plan? Where will the plowed snow being placed – can't go on the east side of Underwood Ave parking spaces will be lost. Need to have confirmation in writing of the snow removal plan.</p> <p>Leffler asked how the funding of the station impact funds available for the other critical issues within the Village area – Hart Park, streetscaping, cleaning up area along State</p> <p>Archanbo responded: 2008 State St reconstruction is funded by the TIF #3 budget. No impact on taxes. \$3mil allocated to Hart Park to underground and above ground lighting, track, sports courts, elements near the Rotary Stage (tentatively budgeted for 2009) using the sale of the public works property (if that comes though). Sale is currently in progress and going to Planning Commission next week.</p>	<p>Position needed on the handling of snow and where it will be located. Need assurance in writing from the City on how and where the snow will be handled. Village loses a significant number of parking spots during the winter months due to the snow piles filling one to two spaces around each of the bump-outs.</p>
Budget & Finance	Treasurer presented year to date financials.	
President's Report	Comprehensive Plan states nothing that will hold us back in visioning. Hardman believes the traffic study portion is critical.	Encourage attendance at the August 21 Comprehensive Plan public input meeting.
New Business		
Adjournment & items for next meeting	<b>Adjournment at 9:04 a.m.</b>	Ehley moved, Winkel second motion to adjourn.

Respectfully submitted by Kathy Ehley for Michelle Fitzgerald, Secretary.

APPROVED