

The meeting was called to order at 7:00 PM by Mayor Tutaj. Following the Pledge of Allegiance and a moment of silence for the community, roll call was taken.

Present: Mayor Tutaj, Alderpersons Brickner, Wattawa, Calderon, Feirer, Damon and Fliss

Also Present: City Administrator Johnsrud, City Attorney Alexy, City Clerk/Treasurer Uecker, City Engineer Dejewski, Fire Chief Poplar, Police Chief Hunter, and interested citizens

**Statement of Open Meetings Compliance:**

City Clerk/Treasurer Uecker stated that the meeting had been properly posted and noticed.

**Public Hearing:**

- Change of Zoning – 3700 South Lake Drive

Mayor Tutaj called the Public Hearing to order. City Clerk/Treasurer read the Notice of Public Hearing as posted and published.

City Attorney Alexy gave a brief overview of the process that has been done so far with the City and that the Planning Commission has recommended approval of the project. He also did a brief overview of the project which will be done in two phases.

Julie Wahlrabe  
3832 South Lake Drive

Ms. Wahlrabe wanted to know the prior zoning. City Attorney Alexy stated it was a PUD. She is concerned about the open space and would prefer to keep the area as wild as possible. That preserves habitats for the wildlife, keeps people out from wondering through the area as well as eliminating picnic tables and trash. She disagrees with the parking spots along the green space as well. How would Park Shore keep their private beach private? Could there be a corridor for the wildlife between this development and the FBI building – they need access to Lake Michigan for water.

Mary Walker  
3912 South Troy Avenue

Ms. Walker is new to the area. Her concern is there are quite a few apartments and could they be condos instead as owners would take ownership of the area. She also commented on the cosmetics of the building and could restrictions be placed on the building to have a certain amount of brick, etc. The business that would be going in – can they be restricted as to what goes in there?

Ray Klug  
4093 South Lake Drive

Mr. Klug has no problem with the rezoning, but would be respectful of the rest of the residents in the City to have access to the lake through the green space. He feels there is also an over-saturation of apartments in the City.

Don Ellingsen  
3824 South Lake Drive

Mr. Ellingsen is concerned about the size of the project and adding 485 apartment units to the land. As a condo owner at Park Shore, he has a certain pride and people who live in apartments don't have that type of pride. He also feels the units have rather small square footage compared to other units in Milwaukee. He also doesn't understand why TIF is being used – is this the best use of the property? Just because someone came up with a proposal, doesn't mean the City has to accept it.

Bob Roberts  
3932 South Lake Drive

Mr. Roberts expressed his disapproval of how this project was pushed through. The Council should also improve their transparency – he also stated that the new website doesn't have a meeting alert notice like the old website did. How will the private beach at Park Shore be protected from those using the retail areas.

Sheila Semrou  
3862 South Lake Drive

Ms. Semrou owns a condo at Park Shore. She agrees with what has been said thus far and has serious concerns about the project. She strongly recommends it would be condos and not rentals. She also doesn't see high-end, luxury rentals mixed with retail. She also doesn't understand how safety will be handled with retail and the private property at Park Shore. She also stated that in the summer, there is riff-raff at the beach so how will the City keep those people from parking in that area and going to the beach. She also stated that she believes in highest and best use and should be a premier development. It could be higher end that was is being currently planned. Concern was expressed about wildlife and their access to the lake for water. There are also a lot of mature trees along Lake Drive and they are a great benefit to the City. The design of the exterior is not what it could be, it is a cookie cutter of the developers other project on South Lake Drive and could be a lot more attractive.

John Hnat  
3930 South Lake Drive

Mr. Hnat recently moved to Park Shore and has concerns. One of them is the TIF given to a developer from Georgia. His main concern is with the environment. The site is still an open earth site and has not been closed by the State of Wisconsin due to contamination. When they start construction on the site will airborne asbestos be an issue and will it be monitored? Would rather see condos instead of apartments.

Marsha Tarny  
3930 South Lake Drive

Ms. Tarny has been at Park Shore for almost 6 years. When she moved in it was condos. Now that the apartments are there, there has been an increase in crime at Park Shore. She really feels the project should be condos instead of rentals. This piece of property is so desirable, the City shouldn't sell itself so short.

Craig Cook  
3828 South Lake Drive

Mr. Cook is an owner at Park Shore and is echoing the other owners. It is prime real estate and it should be condos because of pride of ownership. Crime rate has increased since the Mariner has been built – on the private areas of Park Shore. Nothing has been built there due to what was on the property before – if they dig up the ground that is there, will it bring those hazards to the surface – what kind of precautions will they be taking.

Mary Walker – asked if there would be a private lake access. She also hoped that the Council would listen to the neighbors and the residents.

Joe Carroll  
3908 South Lake Drive

Mr. Carroll doesn't have enough answers to say if this is a good plan or not. It is a high density project and doesn't feel it is a luxury development.

Julie Wohlrabe – she knows the City purchased the triangle property and spoke with City Administrator Johnsrud regarding what the plan is for that. She is opposed to this project.

Mayor Tutaj called the Public Hearing three times. The hearing was declared closed at 7:40 p.m.

**Presentation:**

- None

**Consent Agenda:**

Moved by Alderman Wattawa, seconded by Alderman Damon to place on file with reference in the minutes and approve all items listed under Consent Agenda on the February 1, 2022 Common Council agenda. Motion carried.

**Recommendation of Action from Committees/Commissions/Boards:**

- None

**Resolutions and Ordinances:**

- None

**Discussion Items with Possible Action:**

- None

**Appointments to Committees/Commissions/Boards:**

- None

**Correspondence with Possible Action or Referral to Committees/Commissions/Boards:**

Moved by Alderman Brickner, seconded by Alderwoman Fliss to place on file with reference in the minutes the correspondence dated January 27, 2022 from Chief Poplar regarding support for BLS to ALS, to approve a letter of support and to authorize the City Administrator to sign the letter of support. Motion carried.

**Unfinished Business:**

- None

**Announcement by Mayor Concerning Closed Session:**

**Convene into Closed Session: Roll Call Vote Required:**

Moved by Alderwoman Fliss seconded by Alderman Wattawa to convene into closed session pursuant to Wis. Stat. sec. 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session. Items for discussion: Dispatch Study and Contract. The following voted "aye": Alderwoman Calderon, Alderman Feirer, Alderman Brickner, Alderman Wattawa, Alderman Damon and Alderwoman Fliss. Motion carried.

Time: 8:05 p.m.

**Adjourn:**

Moved by Alderman Damon, seconded by Alderman Feirer to adjourn. Motion carried.

Time: 8:46 p.m.