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MEMORANDUM

To: John D. Finerty, Esq.
From: Brian C. Randall, Esq. *for*
Re: *Renaissant Development Group, LLC - Park Lafayette*
Subject: Summary of Public Meetings Held
Date: November 25, 2005

This is to provide you with a brief summary of the various outreach efforts made, presentations that have been given, and media reports in connection with Renaissant's Park Lafayette proposal for the northeast corner of North Prospect Avenue and East Lafayette Place.

The summary will set forth the group contacted and describe the contacts.

WATER TOWER LANDMARK TRUST (WTLT)

October 5, 2005. At the WTLT October Board meeting, Warren Barr (Renaissant), John Finerty (FFSJ), George Pappageorge (Pappageorge/Haymes) and Bob Brazianas (Pappageorge/Haymes) provided an overview of the project and answered questions. Attendees included members of the WTLT, its Board of Directors, Mayor Thomas Barrett, Dr. Robert Greenstreet (Milwaukee Planning Director), Ald. Michael D'Amato and other interested citizens. The meeting was held at the Lake Park Community Room and a standing room crowd of over 50 people attended. An article in the October 4, 2005 *Milwaukee Journal Sentinel* previewed the project and announced the meeting. See Attachment, pp.1-4.

Mayor Barrett spoke about development in general in the City of Milwaukee and the strategy for enhancing residential options for residents by taking back the "rich people" from the suburbs in order to expand our tax base.

Dr. Greenstreet then explained the development process and gave a history of the site, focusing on the prior proposal and that it is a valuable site that the City would like to see developed with a quality project in order to raise the bar for other projects.

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He explained the current zoning for the property and that the Pappageorge/Haymes firm does excellent work for urban housing. Mr. Barr, Mr. Pappageorge and Mr. Brazunas then described the project in great detail and displayed the project boards.

Following that presentation, over a dozen members of the audience asked questions concerning the project. Mr. Barr and Mr. Brazunas primarily answered those questions. One issue that was raised by a number of individuals was the proposed parking garage entrance and exit off of Lafayette Place. Randy Bryant, a WTLT Board member, articulated a number of concerns with that design feature. Eric Vogel, another WTLT member, as well as others, echoed the same concern. Mr. Barr responded that he would direct the architects to review that aspect of the design.

The presentation and question and answer period concluded with applause by those in attendance.

November 2, 2005. The WTLT Board held its November meeting but did not request anyone from the Renaissance development team to attend. Renaissance previously offered to be present at this meeting to answer questions or take further comments. Apparently the Board discussed the Park Lafayette project inasmuch as a position paper concerning design principles was presented and adopted by the Board. However, no specific position was taken by the Board concerning the project itself. A copy of the position paper was provided to us following the Board's meeting.

November 9, 2005. In letters delivered on November 9, 2005 to the homes of the Buildings Committee members of the WTLT Board, Mr. Barr invited the Committee members to Chicago for a tour of his projects in that city and other urban housing projects by the Pappageorge/Haymes architecture firm. Mr. Barr expressed his willingness to answer any questions that the Committee members may have and that they were welcome to bring other interested individuals.

November 19, 2005. The tour for the WTLT Buildings Committee members began with a meeting that introduced Renaissance's development philosophy and the Park Lafayette design details. Attendees included Randy Bryant, Barbara Elsner, Bill and Nicole Teweles.

November 23, 2005. Brian Randall (FFSJ) spoke to Eric Vogel, a member of WTLT who could not attend the Chicago tour, about his general comments involving the Park Lafayette project. FFSJ then personally briefed Mr. Barr and some members of his development team since they were in Milwaukee that day.

EAST SIDE BUSINESS IMPROVEMENT DISTRICT (BID)

October 27, 2005. Mr. Brazunas and Mr. Randall gave a presentation to the East Side BID Board of Directors and displayed the project boards. Approximately one-half dozen Board members attended and we answered a variety of questions related to the construction timetable, current zoning

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of the parcel, and whether a connection will be made to the bike trail. Later, the Board of Directors invited the developer's representatives to make a similar presentation to the entire membership of the East Side BID and to the public.

November 17, 2005. David Donoian (Renaissant's local real estate consultant), Mr. Randall, Kevin O'Toole (Hunzinger Construction) and Tony Gabrysiak (Hunzinger Construction) gave a presentation to the East Side BID General Membership meeting and displayed the project boards. Approximately 20 BID members attended as well as at least one non-member and we answered a variety of questions related to the traffic study, current zoning of the parcel, height of the buildings, parking for construction worker vehicles and construction staging, and the lack of any construction impact on the adjoining bike trail property.

November 18, 2005. Mr. Randall e-mailed the Traffic Impact Study to Jim Plaisted, the Executive Director of the East Side BID for his informational review and to make available to any members inquiring about the same.

LANTERNE COURT CONDOMINIUMS

October 15, 2005. Mr. Randall contacted Jill Tanger, the President of the Lanterne Court Condominium Association Board in order to ask whether the Association or its Board would like to have a presentation about the project.

October 20, 2005. Mr. Finerty wrote to the Lanterne Court Condominium Association Board President and provided to Ms. Tanger and one of the building residents a written explanation of the project, clarification of certain mis-information on the resident's website (the aforementioned www.stopthemonstrosity.com), and also enclosed a floor plan sheet of the upper-level units in the buildings as well as the color renderings of the buildings from the corner of Lafayette and Prospect and Lafayette and Summit (which were updated from the display boards presented at WTLT).

October 21, 2005. Mr. Randall spoke with Ms. Tanger, who confirmed that the Board was interested in a presentation and asked for potential meeting dates.

October 25, 2005. Mr. Randall and Ms. Tanger confirmed that the presentation to the Lanterne Court Condominium Association and its Board would be on Wednesday, November 2, 2005 at 6:00 p.m. at Von Trier's. Ms. Tanger advised that the Association and Board meetings were not private and often times members of the public attended.

October 29, 2005. The time/date/location of the presentation to the Lanterne Court Condominium Association was profiled an October 29, 2005 article in the *Milwaukee Journal Sentinel* as a meeting "open to the public" and with neighborhood residents. See Attachment, p.10. The meeting details were also posted on a Park Lafayette opposition website, www.stopthemonstrosity.com. See Attachment, p. 9.

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November 2, 2005. Mr. Donoian, Mr. Braziunas and Mr. Randall gave a presentation¹ about the project to a standing room only crowd of over 40 neighbors at Von Trier's and displayed the project boards. A sign-in sheet was distributed, although not everyone signed in. See Attachment, pp.12-14.

The presentation was originally for the benefit of the Lanterne Court Condominium Association and its Board, but due to the publicity efforts by certain residents, many other interested people from the neighborhood attended.

Mr. Braziunas described the project details as well as several changes that were made to the design since the WTLT presentation (including the relocated parking structure entrance from Lafayette to Prospect). Many questions were asked, and a variety of very helpful comments were made, most of which focused on the height of the buildings and the parking issues in the neighborhood. The presentation last approximately 90 minutes, and the Lanterne Court Condominium Association apparently held a closed meeting after we left.

November 16, 2005. At the request of the Lanterne Court Condominium Association Board President, Mr. Randall e-mailed to Ms. Tanger the most recent copies of all building elevations and the site plans.

November 21, 2005. Mr. Randall e-mailed Ms. Tanger to notify her that the Traffic Impact Study was filed with the City and presumably available to the public (did not e-mail the 76 page report because of its large computer file size given that previous emails to her were diverted by a spam e-mail program).

LAFAYETTE HILL CONDOMINIUMS

October 19, 2005. Mr. Donoian and Mr. Randall attempted to obtain a contact for the condominium association in the building to the west of Lanterne Court along Lafayette Place but have not been successful because the information is not publicly posted. However, Mr. Donoian did send an e-mail on October 19th to Ellen Letizia, a resident of the Lafayette Hill building (according to the City Assessor's records), in response to her inquiry for information, but she did not request a meeting for her condominium association.

EAST BANK NEIGHBORHOOD ASSOCIATION

October 20, 2005. Mr. Donoian spoke by telephone to Daryl Ransom, who identified himself as the "leader" of the East Bank Neighborhood Association and offered to make a presentation about

¹In addition, this meeting was given widespread publicity by a flyer that was distributed door-to-door and handed out in a number of the stores on Farwell. This distribution generated a number of calls to the City and to the developer complaining about the flyers and littering. This flyer distribution and hand-out was not originated by the developer.

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the project to the group. Mr. Ransom did not request a meeting at that time and has not contacted Mr. Donoian since.

EAST SIDE CONDOMINIUM ASSOCIATION

October 20, 2005. Mr. Donoian exchanged e-mails with Robert Wurtz on October 20 and 25, 2005, but no meeting was requested at that time and he has not contacted Mr. Donoian since.

MEDIA REPORTS AND OTHER OUTREACH

October 5, 2005. Channel 58/WDJT TV - a major feature was contained as the lead item on the 10:00 p.m. news. Coverage of the WTLT public meeting and an interview with Mr. Barr and comments by Toni McBride, President of the WTLT, were major segments of this report.

October 6, 2005. Article in *Milwaukee Journal Sentinel* describing the project and developer. See Attachment, pp. 5-6.

October 7, 2005. Article in *The Daily Reporter* reporting the project. See Attachment, p. 7.

October 27, 2005. Television news report on *WITI TV (Fox 6)* reaction to the project by neighbors and response of developer to work through the issues. See Attachment, p. 8.

November 15, 2005. Front-page photograph and caption in *The Daily Reporter* depicting the project. See Attachment, p. 11.

November 16, 2005. Renaissance letter signed by Mr. Barr sent by first class mail to over 300 neighborhood residents in close proximity to the site explaining the project, clarifying certain misinformation, and also enclosing color renderings of the buildings from the corner of Lafayette and Prospect and Lafayette and Summit. Mr. Barr provided his telephone number in the letter and offered to personally answer questions of any concerned neighbor. See Attachment, p. 15.

CONTINUING

1. The Department of City Development website carried the site plans and renderings from the time they were filed with the City in semi-final form around the time of the first WTLT meeting on October 5, 2005. As the plans were amended and updated, they were modified on the Department's website.

2. Renaissance initiated a business outreach to merchants, vendors, restaurants, cafés and bars in the immediate neighborhood providing background information on the project. These were presented personally to the owners by Renaissance representatives, and many of the business people posted the flyer in their windows.

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3. About 8-10 days ago, Renaissant created its own website (www.park-lafayette.com) containing information on the buildings, color renderings and plans together with contact information and the dates and times of the City Plan Commission hearing on Monday, November 28, 2005 and the Common Council's Zoning, Neighborhoods & Development Committee public hearing on Tuesday, November 29, 2005. *See Attachment, p. 16.*

CONCLUSION

Should you have any questions about any of these contacts or meetings, or need any further explanation or documentation, please let us know. Thank you.

Attachments

The Business Journal of Milwaukee - October 4, 2005

<http://milwaukee.bizjournals.com/milwaukee/stories/2005/10/03/daily20.html>

THE Business Journal

SERVING GREATER MILWAUKEE

LATEST NEWS

Business Pulse Survey: Do you support city assistance to help in the redevelopment effort of the former Pabst Brewing site? [Click here to vote](#)

October 4, 2005

Chicago developer to propose east side condo towers

Mark Kass

A Chicago developer is finalizing plans for a pair of 20-story, high-rise condominium towers with more than 300 units that would be built on North Prospect Avenue overlooking Lake Michigan.

Warren Barr, who has completed several housing projects in the Chicago area, has a contract to purchase a one-acre lot on the northeast corner of North Prospect and East Lafayette avenues on Milwaukee's east side. The site, just west of Lafayette Hill and Lincoln Memorial Drive, is owned by Sik Kin Wu, a Milwaukee business man, who operates the East Garden Chinese Restaurant, 3600 N. Oakland Ave.

Wu had teamed with Arnis Putrenieks, a developer based in Barrington, Ill., in the late 1990s to propose a \$70 million, 32-story, 179-unit condominium high-rise on the site, but the plans were dropped because of neighborhood opposition to the building's height and the inability to gain financing.

A real estate source close to the deal said Barr has been quietly meeting with neighborhood leaders, including Milwaukee Ald. Michael D'Amato, in recent weeks to seek support for the project. He will make a presentation on the project to the Watertown Landmark Trust, an active neighborhood group, on Wednesday evening.

The condominiums would be one-, two- and three-bedroom units and would range in price, with some priced at about \$500,000.

Barr has petitioned the city of Milwaukee to rezone the property to allow for the development. A file with the rezoning request was introduced Sept. 7 and will likely be taken up by the Plan Commission and the Zoning, Neighborhoods & Development Committee in October or November. The rezoning will not include a request for a tax incremental financing, or TIF, district, the source said.

A spokesperson for the Department of City Development said Barr had not yet filed plans with the city.

The project would be just east of the Kenilworth Building, which is owned by the University of Wisconsin-Milwaukee and is undergoing a \$68 million redevelopment. The Kenilworth Building will include 179 student apartments and 25 to 30 condos when it opens by the fall of 2006. It also will have street-level retail space, including 10,000 square feet along Farwell Avenue.

The development would be the second project Barr is working on in the Milwaukee area. In 2004, he proposed plans for a 170-condominium development, along with a 60-room upscale hotel in downtown West Bend. He is still working to finalize those plans.



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TUESDAY, Oct. 4, 2005, 5:06 p.m.

Wauwatosa Savings Bank shares to start trading

Shares of the parent company of Wauwatosa Savings Bank are expected to begin trading Wednesday on the Nasdaq stock market under the symbol WAUW, the bank said today. The shares were sold initially for \$10 each to depositors last month as part of the bank's conversion to a partially public company. The stock sale by Wauwatosa Holdings Inc. raised about \$99 million, which the bank says it will use to build more branches.

-By *Paul Gores*

TUESDAY, Oct. 4, 2005, 5:04 p.m.

2 more condo towers envisioned for east side

The east side of Milwaukee may be getting two additional condominiums towers, totaling 313 units, if a Chicago-area developer's plans become a reality.

Developer Warren Barr is scheduled to meet with neighborhood residents Wednesday night regarding his proposal for a vacant lot at the northeast corner of N. Prospect and E. Lafayette avenues, according to sources familiar with Barr's plans.

Barr wants to develop a pair of 20-story high-rises at the east side site, sources said today. The development also would have 10 two-story loft units that would wrap around the base of the towers.

The proposal has not yet been filed with the Department of City Development, said spokeswoman Andrea Rowe Richards.

The vacant site is owned by restaurateur Sik Kin Wu, whom sources said has agreed to sell the land to an investors group led by Barr.

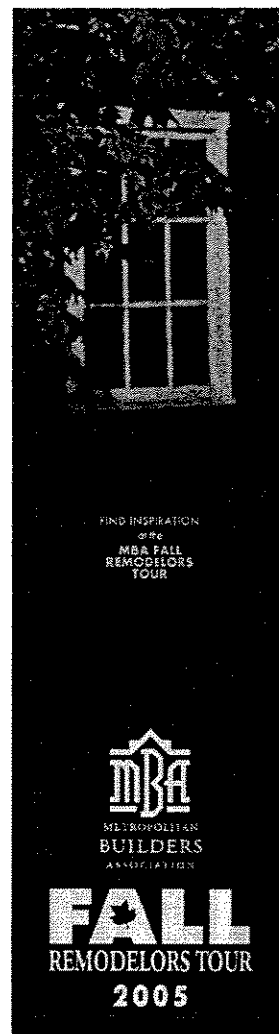
An earlier plan for a 32-story tower, with 139 units, was approved for the site by the Common Council in 2001. But developer Arnis Putrenieks dropped those plans in 2003 because of poor sales.

A pair of east side and downtown condo towers - 1522 On The Lake, 1522 N. Prospect Ave., and Kilbourn Tower, 923 E. Kilbourn Ave. - have been built since 2003. Another downtown high-rise, University Club Tower, 825 N. Prospect Ave., is under construction.

Barr's firm, Renaissant Development Group LLC, is based in Oak Brook, Ill. Renaissant's projects include Vision on State, a 19-story, 253-unit condo project being developed in Chicago's South Loop area.

Barr also proposed an upscale hotel in downtown West Bend. But city officials said in April those plans would probably be dropped because they appear to be unfeasible.

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Original URL: <http://www.jsonline.com/bym/news/oct05/360873.asp>

Condos proposed on east side

Developer wants to build two 20-story towers on vacant lot

By TOM DAYKIN

tdaykin@journalsentinel.com

Posted: Oct. 4, 2005

Milwaukee may be getting two additional condominium towers, totaling 313 units, if a Chicago-area developer's plans become a reality.

Developer Warren Barr is scheduled to meet with neighborhood residents tonight regarding his proposal for a vacant lot at the northeast corner of N. Prospect Ave. and E. Lafayette Place, according to sources familiar with Barr's plans.

Barr wants to develop a pair of 20-story high-rises at the east side site, sources said Tuesday. The development also would have 10 two-story loft units that would wrap around the base of the towers.

The proposal has not yet been filed with the Department of City Development, said spokeswoman Andrea Rowe Richards.

The vacant site is owned by restaurateur Sik Kin Wu, whom sources said has agreed to sell the land to an investors group led by Barr.

An earlier plan for a 32-story tower, with 139 units, was approved for the site by the Common Council in 2001. But developer Arnis Putrenieks dropped those plans in 2003 because of poor sales.

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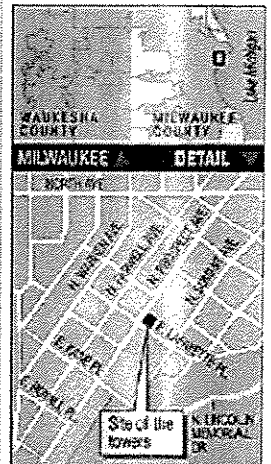
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Barr also proposed an upscale hotel in downtown West Bend. But city officials said in April those plans would probably be dropped because they appear to be unfeasible.

Condos Proposed

**DEVELOPMENT
CONDO HIGH-RISES PLANNED
FOR PROSPECT AVE. SITE**
Chicago-area developer Warren Barr wants to develop two 20-story towers, totaling 313 condominiums, on a vacant lot on N. Prospect Ave., on Milwaukee's east side.



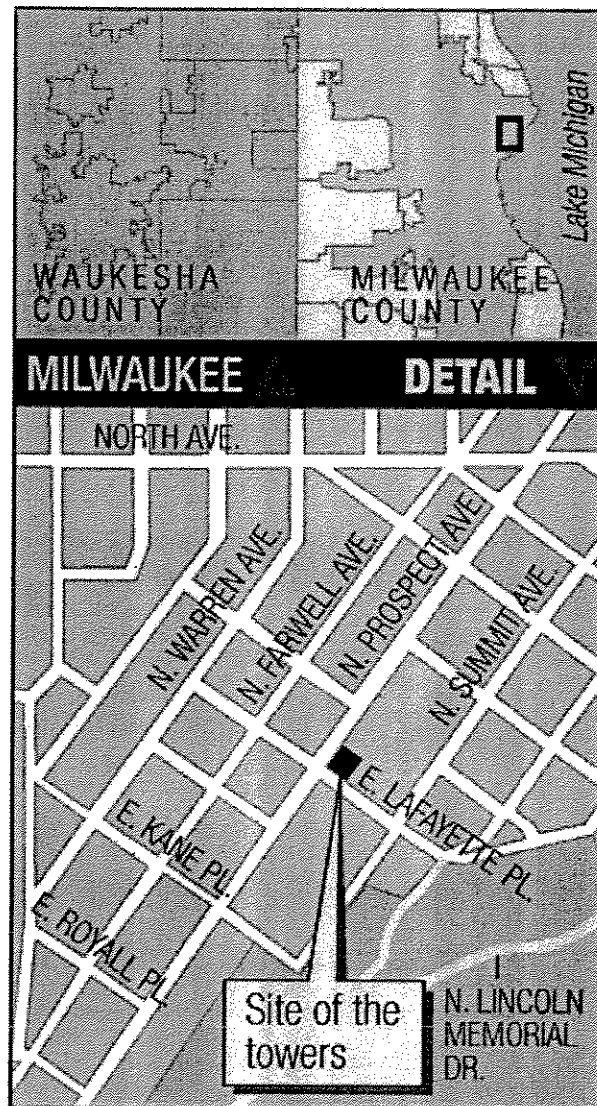
Graphic/Journal Sentinel
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From the Oct. 5, 2005, editions of the Milwaukee Journal Sentinel
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DEVELOPMENT CONDO HIGH-RISES PLANNED FOR PROSPECT AVE. SITE

Chicago-area developer Warren Barr wants to develop two 20-story towers, totaling 313 condominiums, on a vacant lot on N. Prospect Ave., on Milwaukee's east side.



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East side condos would cater to untapped market

Tower to offer smaller, less pricey units with a lake view

By TOM DAYKIN

tdaykin@journalsentinel.com

Posted: Oct. 5, 2005

A \$105 million condominium tower proposed for Milwaukee's east side would take aim at a market that's been largely ignored by other local high-rise developers: people who are well off but not necessarily upper income.

The development, known as Park Lafayette, would create 313 condos with prices ranging from \$165,000 to \$500,000, developer Warren Barr said Wednesday. Park Lafayette, featuring two 20-story towers, would be built on a 1-acre vacant lot at the northeast corner of N. Prospect Ave. and E. Lafayette Place.

Park Lafayette would sell condos ranging from 650 to 1,570 square feet, with an average size of 1,100 square feet, said Barr, president of Renaissance Development Group LLC, of Oak Brook, Ill. About 60% of the project's units would have one bedroom, with the rest a mix of two- and three-bedroom condos, he said.

Those would be smaller, and less pricey, than condos offered in other new east side and downtown high-rises. Barr's marketing strategy is aimed at people who want to live in a high-rise with Lake Michigan views but who cannot afford to buy condos in developments such as Kilbourn Tower and University Club Tower.

"We're trying to go into a market we feel needs to be served in Milwaukee, with an elegant building at a great location," Barr said.

Kilbourn Tower, which opened this summer at 923 E. Kilbourn Ave., has condos for sale ranging from \$530,000 for 1,630 square feet to \$2.65 million for 6,214 square feet, according to its Internet site.

University Club Tower, under construction at 825 N. Prospect Ave., is aimed at an even higher market. The tower's remaining condos are listed for sale at prices ranging from \$1.08 million for 2,368 square feet to \$1.71 million for 4,043 square feet, according to the development's Web site.

At 1522 On The Lake, which was completed in 2003 at 1522 N. Prospect Ave., most of the condos sold for an average price of \$410,000.

Park Lafayette, which requires a zoning variance from the Common Council, would be among the largest housing projects developed in Milwaukee since the downtown and east side housing boom started about 10 years ago. Barr said the project would target "empty nesters," those suburban couples who sell their homes and move downtown, but also young professionals, single and married, who are seeking a location convenient to work, social and recreational activities.

Downtown and its adjacent neighborhoods are absorbing around 500 to 600 condos annually, Barr said. Park Lafayette's units would be built over 2 1/2 years to four years, depending on market demand, he said.

University Club Tower, which opens in 2006, has 12 to 14 of its 56 condos still available, said Barry Mandel, president of developer Mandel Group Inc.

Kilbourn Tower, however, has 29 of its 73 condos still available and hasn't sold a single one over the past year, said Dick Glaisner, of Fiduciary Real Estate Development, the project's developer.

Proposed Condos



Rendering/
Pappageorge/Haymes
Ltd.

Park Lafayette would
feature two 20-story
towers with 313 condos.

Some prospective buyers were concerned that University Club Tower, which is just south of Kilbourn Tower, would block their views, Glaisner said. Now that University Club Tower is being built, buyers at Kilbourn Tower are finding that it isn't as bad as they feared.

As a result, Kilbourn Tower recently put two condos under contract, he said.

Park Lafayette's design by Chicago architectural firm Pappageorge/Haymes Ltd. includes 10 two-story loft condos that wrap around the twin towers. Those loft units include street-front gardens that improve the view of the towers from the street, Barr said.

The design includes brick and heavy use of glass, as well as underground parking, said Barr, who's developed four high-rises in Chicago's South Loop area.

Ald. Michael D'Amato, whose district includes the site, said the proposed height is much lower than a previous plan for a 32-story tower at the same location. That proposal, which was dropped in 2003 because of a lack of sales, was opposed by some neighbors who said it was too tall.

If the project gains city approval, Park Lafayette would begin selling units in early 2006, Barr said. Construction could begin by the middle of next year, depending on the pace of sales.

From the Oct. 6, 2005, editions of the Milwaukee Journal Sentinel
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THE DAILY REPORTER
OCTOBER 7, 2005

Contemplated

BUILDING

■ **Milwaukee/Condominium Development**

Project: Park Lafayette - New Twin Tower Condominium Development (313 units in two 20-story buildings), NE corner of East Lafayette Place and North Prospect Avenue, Milwaukee, Milwaukee County

Overall cost estimate: \$105 million

Developer: Renaissance Development Group LLC, Oak Brook, IL

Architect: Pappageorge/Haymes Ltd., 814 N. Franklin St., Suite 400, Chicago, IL 60610; 312-337-3344

Scope: Project includes the construction of one, two and three bedroom condominium units in two, 20-story towers, and 10 townhomes at bases of the buildings. Sixty percent of the condo units will be 1-bedroom units. Unit sizes will be from 650 to 1,570 sq. ft., and will sell for between \$165,000 and \$500,000 each. Underground parking is included in the design. The project will be built over a 2-1/2 year to 4 year period, or as market demands. Project needs a zoning variance from the city before construction start. The site is an acre site at East Lafayette Place and North Prospect Ave.

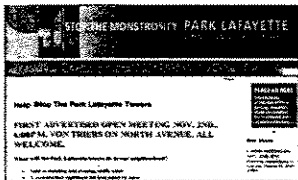
**Transcript of WITI-TV (Fox 6) News Broadcast
October 27, 2005 (6:00 P.M.)**

Story #1 of *The Business Journal* segment by Wendy Strong:

Some residents on the East Side aren't happy about a proposed condo project in their neighborhood. A twin 20-story tower would stand on the northeast corner of Prospect and Lafayette. Opposition to the development has launched this website called "Stop the Monstrosity.com." The website says that the 313 unit project will cause traffic jams and make home values drop. The developer of the project tells me he's working with the neighborhood to make sure that traffic problems are solved before construction would begin. He also feels the new towers would enhance the value of the neighborhood because of the quality of the project.

The project still needs approval of the City.

Everybody's Business



East side condo opponents unite through Web site

Neighbors of the proposed twin, 20-story condo towers on the northeast corner of North Prospect Avenue and East Lafayette Place have formed an opposition organization that's launched a Web site: stopthemonstrosity.com.

According to the Web site, the 313-unit project called Park Lafayette will create traffic jams, soak up scarce street parking, cast 20-story shadows and diminish the value of homes around the building.

Stopthemonstrosity.com is set up to query neighbors of the proposed Park Lafayette, which is being developed by Chicago real estate developer Warren Barr. Web site visitors can fill out a survey on what would be a better use for the parcel and learn how to contact city officials to lodge complaints about the project.

—Pete Millard

Riverside Theatre gives peep-eyed view

Riverside Theatre officials aren't waiting for Friday's opening featuring The Moody Blues to show off the facility's \$750,000 refurbishing.

They're inviting passersby to "take a peek!" inside the 77-year-old Riverside, 116 W. Wisconsin Ave., through two makeshift peepholes on its brass-encased glass doors.

Visible inside are new carpeting, brighter lighting and the makings of a new foyer with updated bars and other furnishings. Gary Witt, head of the nonprofit corporation that runs the Riverside, thinks the peepholes have been a



good advertising tool for the Riverside.

"We had a lot of old items that we had to take out, a lot of older equipment," Witt said. "Our attempt is to make it respectable and beautiful at the same time."

—Todd Beamon

Kopp relocates Arizona restaurant to Phoenix

Milwaukee restaurateur Karl Kopp is vacating his trendy AZ 88 restaurant in Scottsdale, Ariz., to move into a new location in nearby Phoenix to make way for future expansion of Arizona State University.

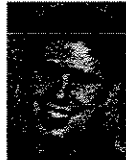
Kopp signed an agreement with the city of Phoenix in September to give up his campus site in exchange for a historic building in downtown near the Bank One Ballpark, Civic Plaza and several downtown hotels that was once the headquarters of a regional clothing company called Hanny's.

Kopp opened his AZ 88 restaurant in 1988. In addition, he's the owner of Elsa's on the Park in Milwaukee and Bar 89 in Manhattan. Kopp also owns three Kopp's Frozen Custard stands in Milwaukee-area suburbs.

—Pete Millard

Karmazin proposes moving station closer to Madison

Craig Karmazin, owner of Milwaukee sports-talk station WAUK-AM (1510), hopes to move his sports-talk station that's outside Madison directly into the Madison market.



Karmazin

Karmazin's Good Karma Broadcasting has applied with the Federal Communications Commission to change the license for WTLX-FM (100.5), which is about 25 miles outside Madison in Columbus. The new location would be Menomonee on Madison's southeast side. The station is a Fox Sports Network affiliate and carries WAUK's Steve "The Homer" True on weekday afternoons.

In connection with the WTLX move, Karmazin is seeking FCC approval to shift his Watertown station, WTTN-AM (1580), to Columbus.

—Rich Kirchen

QUOTABLES

"This is not going to be another (Milwaukee Public) Museum situation."

Franklyn Gimbel
Wisconsin Center District

See story on page 1

UPS & DOWNS

Palermo Villa Inc. has received \$22 million in federal tax credits to build

a frozen pizza plant in the Menomonee Valley, the first development in Milwaukee's new industrial park in the prominent area west of downtown.

The city of Milwaukee has hired a consultant to help find ways to increase the number of minority- and women-owned businesses that receive city contracts. Some city departments have struggled to meet the goal of awarding 18 percent of its contracts to emerging business enterprises.

Former state Sen. Chuck Chvala finally pays the price for his heavy-handed way of mixing legislative action and



Chvala

politics. The former majority leader pled guilty Oct. 25 to having a state worker campaign while on state time and for illegally funneling cash into the election fund.

Milwaukee County Executive Scott Walker is overreacting in calling for a new lease for the Milwaukee Brewers as a result of the decision to use \$3 million in stadium district funds to pay for video board displays at Miller Park. The funds, which the Brewers did contribute to, were slated for this type of use.

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Green Bay man may not be fit for trial, lawyer says

Green Bay - A Green Bay man charged in the barbecue-fork stabbing of a friend may not be fit to stand trial, his lawyer said.

Todd Charles, 38, is charged with one count of first-degree reckless homicide in the Sept. 24 stabbing of 38-year-old Scott Lemerond, the Green Bay Press-Gazette reported.

Attorney Jeff Jazgar asked at a hearing Thursday that Charles be evaluated by a mental health professional.

Charles told police he was angry after Lemerond pulled a do-rag from his head, which sparked a fight, according to a complaint. The altercation moved to a kitchen, where Lemerond tore Charles' shirt, and Charles grabbed the fork and stabbed Lemerond in the chest, the complaint says.

Brown County Circuit Judge J.D. McKay asked Charles if he understood what was going on Thursday.

"I'm not that good at court proceedings," Charles replied. "I'm not trying to cause any trouble. I'm just not that good at it."

Charles remains in custody in lieu of \$100,000 bail.

Residents to review ideas for Johnsons Park

Neighborhood residents will meet Nov. 8 to refine concepts for the redesign of Johnsons Park, 1919 W. Fond du Lac Ave. The meeting, the second in a series sponsored by the Milwaukee County parks department and the Urban Open Space Foundation, will be from 6 to 9 p.m. at Brown St. Academy Elementary School, 2029 N. 20th St. For more information, call Briana Meier at (414) 289-7799, Ext. 3.

Condo developers to meet with neighbors

Developers of a proposed condominium project on the east side will meet with neighborhood residents at 6 p.m. Wednesday at the Von Trier lounge, 2235 N. Farwell Ave.

The \$105 million Park Lafayette complex would have 313 condos in two 20-story towers at N. Prospect Ave. and E. Lafayette Place. Renaissance Development Group of Oak Brook, Ill., is the developer.

For more information on the meeting, which is open to the public, call (414) 272-3677.


From Journal Sentinel staff and The Associated Press

From the Oct. 29, 2005, editions of the Milwaukee Journal Sentinel
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TWO SECTIONS

TUESDAY
NOVEMBER 15, 2005
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MILWAUKEE
WISCONSIN
NOVEMBER 15, 2005

Energy efficiency bill introduced

Governor's task force recommendations implemented in Cowles and Montgomery's measure.

PAUL SNYDER
paul.snyder@dailyreporter.com

After months of talking about how to make Wisconsin more energy efficient, legislators introduced a bill Friday to put the wheels in motion.

Sen. Robert Cowles, R-Green Bay, and Rep. Phil Montgomery, R-Ashwaubenon, introduced the Energy Efficiency and Renewables Act, which implements numerous suggestions posed by Gov. Jim Doyle's Task Force on Energy Efficiency and Renewables. The task force was created two years ago and consists of members from various arenas in the energy community.

Cowles said in a statement Friday that the emphasis of the bill places "on energy conservation and efficiency will both save costs and retain jobs in the state."

"Comprehensive legislation is necessary to mitigate rising electricity and natural gas costs over the long term," he said. "I have two bottom lines. A comprehensive energy reform bill should not drive up electric rates nor increase overall state government spending."

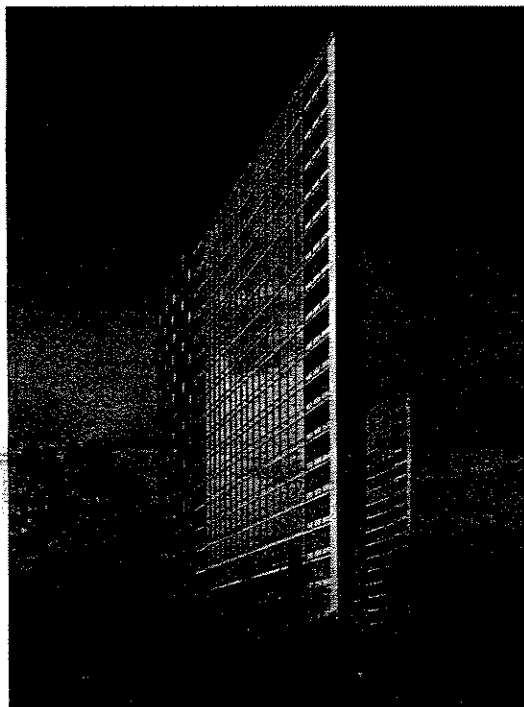
In addition to promoting greater energy independence in Wisconsin, the bill also preserves and reforms the state's current energy conservation program so that funds in the program cannot be used for other purposes.

Bill's benefits

The statement said that the legislation could lead to thousands of megawatts in new renewable energy infrastructure, which in turn could potentially mean

PLEASE SEE **Energy** PAGE 3A

PROSPECTING FOR CONDOS



Illinois-based Renaissance Development Group LLC wants to build two condominium towers and nine townhouses on North Prospect Avenue in Milwaukee. The project would include 313 condo units, some with a view of Lake Michigan. A group of area residents has formed to oppose the project, citing concerns about its impact on local parking. The Milwaukee Plan Commission is expected to review the development plan during its Nov. 28 meeting.

RENDERING COURTESY OF RENAISSANCE DEVELOPMENT

Zilber wants to buy Pabst Brewery

SEAN RYAN
sean.ryan@dailyreporter.com

Milwaukee's Zilber Ltd. real estate company announced Monday that it signed an option to purchase the Pabst Brewery from the Juneau Avenue Partners.

At this point, there are few details on what Zilber might try to develop on the 21-acre former brewery, but the developer's option to purchase gives it first dibs on the site for the next four months. The company will spend that time devising "a plan" and "will work closely with city officials to try and make the development a positive for the city," said Mike Mervis, assistant to Zilber Ltd. Chairman Joseph Zilber.

The future of the site has been in limbo since the Milwaukee Common Council rejected the Juneau Avenue Partners' plan to spend \$317 million redeveloping it into PabstCity. That project was opposed mostly because of the partners' request for a \$41 million tax incremental financing district to help develop the site.

Richard Cieslak, spokesman for WisPark LLC, a member of Juneau Avenue Partners, said he couldn't comment on what Zilber's move meant to the partners' future involvement in the site.

"As far as future development, it's

PLEASE SEE **Zilber** PAGE 3A

Wisconsin Towns Association to rethink salary guidelines

APPLETON (AP) — The Wisconsin Towns Association board is expected to re-evaluate its salary guidelines for elected town officials after a newspaper analysis found they would lead to six-figure salaries for some part-time jobs.

Association executive director Richard Stadelman said he expects the board to possibly recommend changes by spring.

The *Post-Crescent* newspaper of Appleton said the formula would put the pay of Grand Chute Town Chairman Mike

Marsden, the Appleton area's highest-paid town board official, at about \$273,200 per year, or nearly eight times his current compensation.

The newspaper said the guidelines suggest the part-time Grand Chute board of supervisors, who now take home annual town pay packages worth \$28,000, should earn not less than \$136,600.

The association suggests town clerks should earn twice what the town chairman does.

The newspaper said by that calculation, Grand Chute Town Clerk Judith Christjohn would have a compensation package worth \$546,400, instead of the salary and benefits of about \$89,000 this year for the full-time job.

The group's recommended salary guideline was developed in 1970 and has since been adjusted for inflation.

It uses a formula based on population, miles of highways and equalized property value, with the latter figure granted the most weight.

Grand Chute is the most populous of Wisconsin's 1,265 towns with about 20,000 residents, and its equalized value totals \$2.1 billion.

Stadelman said he never applied the formula to gauge pay for officials in any town.

"I can assure you that no one has ever come to us and said this formula should pay them more than \$100,000 per year," he said. "If there's a problem with the formula, we'll look at that to make sure it provides a reasonable guideline for town officials' pay."



A new 34,717-square-foot Aspirus Clinic Ambulatory Surgery Center is planned in Stevens Point.

SEE PAGE 9A

TALKING TRASH

Other states' garbage is becoming Wisconsin's problem.

SEE PAGE 3A



GOING PRIVATE

Georgia-Pacific is becoming Wisconsin's Koch Industries Inc.

SEE PAGE 4A

REGIONAL COOPERATION

Dennis Shook revisits Dan Finley's take on his call for suburban participation in the Milwaukee Public Museum.

SEE PAGE 5A



LANTERNE COURT CONDOMINIUM ASSOCIATION
MONTHLY MEETING
WEDNESDAY, NOVEMBER 2, 2005

SIGN IN SHEET

<u>Name</u>	<u>Address</u>	<u>Unit #</u>	<u>Phone</u>
D. CASSE	2009 N. Prospect 1	# 24	
John Boehm	2011 N. Prospect 15	15	270-0475
Sam Power	200 E Wells St in 205		286-3447
Donna Karvelis	3222 N. Cambridge Ave		962-9269
STEPHEN THIEL + Jean	2328 E. BACC BAY 53201		704-2096
Al Herrera + Linda Vincent	2007 N. Prospect Ave.	1	727-4722
JOHN + KATHY GELGER	2040 E. LAFAYETTE		277-2040
GIB PETZKE	2030 E. LAFAYETTE PL	2	224-6441
GLEN WATERS	5561 S. SWIFT AVE		747-0889
J. Alexopoulos	1812 E Lafayette PL	504	2896376
DAVID COLLES	1608 E. Lafayette Pl.		248-9327
L. NOTTBELL	2202 E. Woodstock		
S. Hinkfuss	2108 E. Kenilworth PL		273-4054
N. BRENNAN + W. PUMM	1503 E. KENWOOD BLVD		684

LANTERNE COURT CONDOMINIUM ASSOCIATION
MONTHLY MEETING
WEDNESDAY, NOVEMBER 2, 2005

SIGN IN SHEET

Name	Address	Unit #	Phone
MIKE WITAS	1919 N. Summit #3B	3B	414-224-1661
LARRY PIZER	1919 N. Summit #9B	9B	414-801-3244
Paul Wollersheim	626 E. Kilbourn #801	801	414-807-6649
Chris Kovac	2007 N. Prospect Ave. #8	#8	414-688-0006
Judy Sterzinger	2007 N. Prospect Ave.	#8	262-853-0096
Christopher J. Jackels	660 E. Mason Street	#400	271-5900
Wile Jackels	2009 N. Prospect Ave	#19	273-2782
Jack Pike	2009 N. Prospect Ave	22	291-9538
K. Kuretsch	2222 E. Woodstock	-	-
Mr. K. Kuretsch	2011 N. Prospect Ave	#9	271-0720
Barbara Dubake	1919 N. Summit 2D	2D	276-4051
Robert Kaluzna	1919 N. Summit	6D	-
Beth Creek	2011 N. Prospect Ave	#10	414-273-1222
Martha Kirewen	2007 N. Prospect Ave	#4	414-276-8640

LANTERNE COURT CONDOMINIUM ASSOCIATION
MONTHLY MEETING
WEDNESDAY, NOVEMBER 2, 2005

SIGN IN SHEET

Name	Address	Unit #	Phone
Tasha Hill	1009 N. Prospect Ave #18	18	408-968-7859
Frank Husband	2011 N. Prospect #16	16	414-975-3138
KARLYN BRAZELINSKI	19075 Thomson Dr #101 Brookfield, WI	45	414-202-5978
one other guy who wants to buy was give DD's card			

send
info
to punch
↑
wants to
buy



RENAISSANT
DEVELOPMENT GROUP, LLC
...leaving a legacy

Dear Neighbor,

My name is Warren Barr, and I would like to tell you about my plans to build the Park Lafayette condominium on the vacant lot at North Prospect Avenue and East Lafayette Place.

I spent my childhood in Milwaukee, and have been developing high-quality residential high-rise buildings in Chicago for many years. I am excited to have the opportunity to build a high quality residential building in this beautiful city. I am not asking for public funding of any kind for this project, which should come as a relief to the taxpayers, who will also benefit by putting a significant assessed value on the tax rolls.

My plan for Park Lafayette is to build two twenty-story buildings on the east side of the property. Their glass walls will reflect the lake and sky and give owners spectacular, protected views of Lake Michigan. The twin buildings would be set back from the street and from each other, and will rise above the bicycle path below.

I propose to treat the street frontage of the property a little differently. I plan to keep the presence in scale with the neighborhood, with a small shop on the northwest corner and a few two-story townhouses, with their own entrances both on Prospect and along Lafayette.

The parking will be four stories, completely enclosed underground, and the common areas of the property will be landscaped, and will serve as a "green" roof for the parking garage.

Now, about price: These will not be "super luxury" condos. I've spoken to a number of people who have told me that many downtown condos are too expensive for them – they want a smaller, convenient, yet high quality place to live, and that is what Park Lafayette will deliver. About 40 per cent of the units will feature two bedrooms (and include two parking units). The remainder will be studio and one-bedroom units (with parking), and, of course, there will be the intimate townhouses.

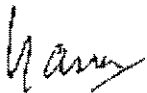
As I have studied the Milwaukee market over the years, I have learned that a number of people – the *empty nesters* – really do want to return to the city now that their children have moved out. Other people have told me they want a weekend getaway in the city. I've heard these messages all the way from the Lake Country to the North Shore.

I have also found that Milwaukee is attracting fresh new waves of skilled young professionals who are looking to enter the housing market. In many cases, these people already live in the vibrant North Avenue and Brady Street corridor and want to move to more upscale housing in the same neighborhood.

Park Lafayette is going to be exactly the building that many who moved out of Milwaukee are now are looking for, and I don't think a finer neighborhood or more attractive location can be found. This will be the northernmost high rise on the shore of Lake Michigan and will add flair and dignity to our skyline.

Please tell your friends about Park Lafayette or feel free to call me at any time. I look forward to meeting you personally in the neighborhood.

Sincerely,



WARREN BARR

PARK LAFAYETTE CONDOMINIUM

Planned for North Prospect Avenue and East Lafayette Place in Milwaukee



Park Lafayette as viewed looking toward the northeast. In the foreground, a retail shop faces N. Prospect Avenue. The shop is adjacent to intimate townhouses with private entrances. Click on the picture to see a larger version.



Park Lafayette as viewed looking toward the northwest, seen from Milwaukee's lakefront parkland. The glass façade of the east of the building will capture the ever-changing mood of sky and sea from the outside and will provide incomparable, forever-protected vistas of Lake Michigan, the Milwaukee Yacht Club and the skyline of downtown. Click on the picture to see a larger version.

Meetings & Contact Info

The Milwaukee Plan Commission will hold a special meeting regarding this project. Please come and provide your input!

Monday, November 28 :: 2:45 PM
809 N. Broadway
first floor conference room

The Zoning, Neighborhoods & Development Committee will also hold a public hearing:

Tuesday, November 29 :: 9:00 AM
City Hall, 200 E. Wells Street
Room 301-B

Please email your comments on this project to park_lafayette@yahoo.com. We look forward to hearing your thoughts!



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