

METRO AUTO PARK

Planning Commission Hearing

March 3, 2004

File No. 031370 & 031239

Supporting Documentation

- 1) Correspondence with Alderman Nardelli dated September 11, 2003 and September 16, 2003 arranging for Informational Meeting.
- 2) Notice of Informational Meeting for Heritage Property Owners.
- 3) Summary of Open House
- 4) Copy of Alderman Nardelli Support Card.
- 5) Summary of Purchases in Heritage Meadows Addition No. 1 - Including Approval Language in Contract.
- 6) Letter of Support - Bergstrom Hummer of Milwaukee, Bergstrom Chevrolet of Milwaukee.
- 7) Letter of Support - Russ Darrow Group.
- 8) Economic Implications of Metro Auto Park for the City of Milwaukee.

EXHIBIT A *cont.*

File No. *031239*

CPC

METRO CENTER DEVELOPMENT, INC.

4800 N. Federal Highway, Suite 209A

Boca Raton, FL 33431

Phone (561) 362-8800

Fax (561) 362-8776

①

September 11, 2003

Ald. Thomas G. Nardelli
200 E. Wells St., Room 205
Milwaukee, WI 53202-3567

Re: Milwaukee Metro Center

Dear Tom:

Pursuant to our discussions, I have tentatively established Wednesday, October 8th, as the date for an informational meeting with Heritage residents. I enclose a proposed invitation which we will send out, together with a form for a response card, as well as a summary of the overall plan for the meeting, so that we both know in advanced how the meeting will be conducted.

Please review the enclosed and call me so that we can get the preparations finalized and the invitations sent out. I can be reached at (561) 289-5261.

METRO CENTER DEVELOPMENT, INC.

By: 

Gerry Urbaneck

MILWAUKEE METRO CENTER
INFORMATIONAL MEETING PLAN

①

Date: Wednesday, October 8, 2003

Time: 5:15 p.m. to 7:30 p.m.

Location: Salem Lutheran Church
6840 N. 107th Street
Milwaukee, WI

Invitation List: Property owners in Heritage Heights, Heritage Woods and Heritage Meadows Developments only.

Presentation: No formal presentation. Metro Center representatives will be displaying and discussing drawings of proposed site plan and berm, proposed automotive and restaurant uses (including operating limitations for auto dealerships), property tax benefits of proposed development, traffic and infrastructure impact and current approved uses (as displayed at previous meetings).

Resident Contact Prior to Meeting: None

Registration: Sign in list at door.

Formal Comments: Comment card in form attached will be available for completion at the meeting. No other cards will be used or sent out. After meeting, invitees failing to attend will be mailed the same cards to provide an opportunity to comment. All original cards will be returned to and retained by the Law Firm of Walsh & Keating, S.C.

Interpretation of Response:

The primary goals of the meeting will be to inform the Heritage lot owners about the proposed development and to ascertain what their feelings are about the development. Property owners who do not attend and who do not fill out and return cards specifically objecting to the proposed development will be deemed to have no objection to same. A report of the outcome together with the original cards, will be provided to the City.

METRO CENTER DEVELOPMENT, INC.
4800 N. Federal Highway, Suite 209A
Boca Raton, FL 33431
Phone (561) 362-8800
Fax (561) 362-8776

1

September 16, 2003

Ald. Thomas G. Nardelli
200 E. Wells St., Room 205
Milwaukee, WI 53202-3567

Re: Milwaukee Metro Center

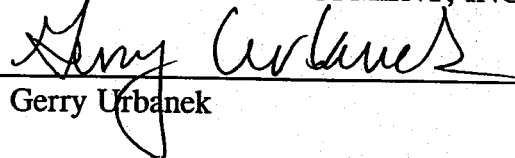
Dear Tom:

Following up my letter to you of September 11th, and our phone conversation of yesterday, we are proceeding to schedule the Heritage Property Owner's meeting for Wednesday, October 8, 2003, at Salem Lutheran Church. As we discussed, the duration of the meeting will be shortened slightly, to run from 5:15 p.m. to 7:00 p.m. The meeting plan will follow the summary that I included with my September 11th letter.

After we spoke, I talked to Roman Berendt and verified that there have been no hearings or meetings recently related to our development. Roman confirms that the meeting that you were referring to was for the Bergstrom site on the north side of Metro Boulevard, which we have nothing to do with. I do recall speaking with you while you were on the golf course on the date of that meeting. Had I been attending the meeting on that date I would have told you so at that time.

METRO CENTER DEVELOPMENT, INC.

By:


Gerry Urbanek

**NOTICE OF INFORMATIONAL MEETING
FOR HERITAGE PROPERTY OWNERS**

②

DATE: WEDNESDAY, OCTOBER 8, 2003

TIME: ANYTIME BETWEEN 5:15 AND 7 PM

**PLACE: HILTON GARDEN INN
11600 WEST PARK PLACE
(GARDEN ROOM A)**

In your Heritage Lot Purchase Agreement, you were advised about planned and potential non-residential developments at the Milwaukee Metro Center site to the north of the Heritage development. We are proposing a new development plan to replace our previous retail development proposal, which will include automotive and restaurant uses. If you are interested in learning more, you may attend our informational meeting on October 8th to learn about this development, which we expect to add an estimated \$26 million to the City of Milwaukee tax base, without undue burdens on traffic and infrastructure. The plan includes proposals to establish a landscaping berm to insulate the residential development.

Light refreshments will be served.

If you have questions or are unable to attend, please call Mary Claire Lanser at 262-366-8309.

Milwaukee Metro Center Development, Inc.

Summary of Open House
Held Wednesday, October 8, 2003
Regarding Urbanek's Metro Auto Park Proposal

Number of Heritage Households Invited:	80
Number of Heritage Households In Attendance:	18
Number of Total Households In Attendance:	26
Number of Heritage Households Signing In Favor:	8
Number of Heritage Households Indicating No Opinion:	9
Number of Heritage Households Signing In Opposition:	1
Number of Heritage Households Not in Attendance:	62

Residents Who Attended:

- Anderson, Randy and Karen 11038 W. Heritage Drive
- Barnes, Andrew and Dora 11030 W. Heritage Drive
- Brown, Ronald 10823 W. Green Tree Road
- Eruchalu, Ben 11121 W. Heritage Drive
- Harris, Curtiss 6761 N. 109th Street
- Holley, Leonard 11137 W. Green Tree Road
- Jackson, Kelly and LaShaun 11250 W. Heritage Drive
- Jones, Greg and Christine 11018 W. Heritage Drive
- Kuether, Deb 10908 W. Heritage Drive
- Latona, David 11022 W. -Green Tree Road
- Leatherwood, Samuel 10921 W. Green Tree Road
- Nardelli, Alderman Tom 6811 N. Coventry Court
- Nimmer, Laura 10740 W. Green Tree Road
- Pierce, Peter and Englebert, Kim 6810 N. 112th Court
- Purko, James 11019 W. Green Tree Road
- Smith, Walter and Shirley 11028 W. Daphne Street
- Underwood, Glynis 11140 W. Heritage Drive
- Watkins, Richard 11230 W. Heritage Drive

Comments:

- Good Plans, would like to see more restaurants
- This is better than the office building and hotel, less traffic
- I would support this development as long as it's sit down restaurant and hopefully nice ones, no fast food
- (One of the "no opinion" cards) indicated concern about audio paging, but had her questions answered before she left
- (One of the "no opinion" cards) worried about vacancies in the area and expressed uncertainty about the need for automotive and restaurant uses, and thinks an upscale restaurant will not make it at this site

Milwaukee Metro Center

2003 Proposal for development of Automobile and Restaurant Uses on Metro Boulevard.

Support

Oppose

No Opinion

Comments:

Name:

TOM HARDELL

Address:

6811 N COVENTRY CT

5

**List of Purchasers of Property
in
HERITAGE MEADOWS ADDITION NO. 1**

2003 - 2004

Excerpt From Form Purchase Contract Agreed to by all Buyers:

“Buyer has been specifically advised of planned automotive uses at the Milwaukee Metro Center site to the North of the Heritage development and Buyer specifically approves of such planned uses and covenants and agrees to take no action to hinder or interfere with the development of such uses and, at Seller’s request, to take affirmative action to support same. “

1. Michael J. Robertson and Juanetta Robertson
5814 W. Roosevelt Road
Milwaukee, WI 53216

Property Address

6605 North 110th Street
Milwaukee, WI
(Lot 2, Block 5)

2. Bryan M. Lyday and Genoveva R. Layday
8551A W. Grantosa Drive
Milwaukee, WI 53225

Property Address

6616 N. 110th Street
Milwaukee, WI
(Lot 11, Block 4)

3. Jeffrey Sathe and Elaine Sathe
12023 W. Rio Street
Milwaukee, WI 53224

Property Address

6640 N. 110th Street
Milwaukee, WI
(Lot 13, Block 4)

5

List of Purchasers of Property
Page Two

4. Thomas Phelon and Darlene R. Thadison
4035 N. 41st. Street
Milwaukee, WI 53216

Property Address

10900 W. Meadowcreek Court
Milwaukee, WI
(Lot 6, Block 7)

5. Janice K. Love
5755 N. 97th Street
Milwaukee, WI 53225

Property Address

10901 W. Meadowcreek Court
Milwaukee, WI
(Lot 6, Block 4)

6. Rodney Moutry and Alicia Moutry
7561 N. 51st Street
Milwaukee, WI 53223

Property Address

10910 W. Meadowcreek Court
Milwaukee, WI
(Lot 8, Block 4)

7. Badger Home Builders, Inc.
2236A Bluemound Rd.
Waukesha, WI 53186

Property Address

10915 W. Meadowcreek Court
Milwaukee, WI
(Lot 5, Block 4)

5

List of Purchasers of Property
Page Three

8. Butler/Orendorf Group, LLC
19435 W. Capital Drive
Brookfield, WI 53045

Property Address:

10929 W. Meadowcreek Court
Milwaukee, WI
(Lot 4, Block 4):

Property Address

10949 W. Meadowcreek Court
Milwaukee, WI
(Lot 2, Block 4)

9. Arlene C. Dansby
2365 N. 1st Street
Milwaukee, WI 53212

Property Address

10930 W. Meadowcreek Court
Milwaukee, WI
(Lot 9, Block 4)

10. Michael Weinstein and Cathy Weinstein
6834 N. Burbank Ave.
Milwaukee, WI 53224

Property Address

10939 W. Meadowcreek Court
Milwaukee, WI
(Lot 3, Block 4)

11. Franklin McIntosh and Carolyn McIntosh
4545 N. Sherman Blvd.
Milwaukee, WI 53209

Property Address

10940 W. Meadowcreek Court
Milwaukee, WI
(Lot 10, Block 4)

List of Purchasers of Property
Page Four

5

12. Berry Applewhite and Lorraine Applewhite
7337 N. 100th Street
Milwaukee, WI 53224

Property Address

11001 W. Meadowcreek Drive
Milwaukee, WI
(Lot 1, Block 4)

13. Richard M. Husar and Debra L. Husar
3891 Cora Lane
Richfield, WI 53076

Property Address

11014 W. Sanctuary Drive
Milwaukee, WI
(Block 6, Lot 2)

6



- Appleton
- Eau Claire
- Fond du Lac
- Green Bay
- La Crosse/Ontario
- Madison
- Manitowish
- Milwaukee
- Neenah
- Oshkosh
- Rhinclander
- Sturgeon Bay
- Wausau

February 11, 2004

Attention: Vanessa
City of Milwaukee
Department of City Development
200 East Wells Street
Milwaukee, WI 53202

Re: Metro Auto Park Rezoning (File No. 031239 & 031370)

To Whom It May Concern:

As an owner of two parcels of property adjacent to the above-referenced development (Bergstrom Hummer of Milwaukee and soon to be open Bergstrom Chevrolet of Milwaukee) we would like to register our support of the rezoning of the Metro Auto Park property to permit automobile sales, as we believe it will help further spur development in the area. Please feel free to contact us with any questions regarding our support.

Very truly yours

John J. Hogerty, II
Executive Vice President
& General Counsel

JJH:tjl



7

CORPORATE HEADQUARTERS
W133 N8569 Executive Pkwy
Menomonee Falls, Wisconsin 53051
262-250-9600
Fax: 262-253-7530
1-800-R DARROW
Website: www.russdarrow.com

February 27, 2004

- LOCATIONS:
- Appleton
- Cedarburg
- Greenfield
- Madison
- Milwaukee
- Oshkosh
- Waukesha
- West Bend

City of Milwaukee
Department of City Development
200 E. Wells
Milwaukee, WI 53202

- LINES:
- Cadillac
- Chrysler
- Dodge
- Honda
- Isuzu
- Jeep
- Kia
- Mazda
- Nissan
- Suzuki
- Toyota

To Whom it May Concern:

I write to voice my support for the rezoning of the property to the south of Metro Blvd. to permit automobile sales and service. Our company presently owns 7 acres on the north side of Metro Blvd. and is in support of the entire Metro Auto Park development plan. It is our belief that this area will ultimately be a successful destination location for automobile sales and service. Our company currently enjoys a mutually beneficial relationship with the City of Milwaukee with our eight dealership facilities and nearly 250 employees in the City of Milwaukee.

- LEASING:
- Russ Darrow Leasing Co.

If there are any questions I can answer or information I can provide, please contact me directly at (262) 250-9600.

Sincerely,

Russ Darrow III
President & C.O.O.

RD:lf



ECONOMIC IMPLICATIONS OF METRO AUTO PARK FOR THE CITY OF MILWAUKEE

TAX BASE:

Total Value of Metro Auto Park: approximately \$26 million

Total Annual Property Taxes for 2003 (all jurisdictions): approximately \$745,680

- Property Taxes, Milwaukee Public Schools: **\$242,840**
- Property Taxes, City of Milwaukee: **\$263,900**
- Property Taxes, Milwaukee County: **\$140,400**
- Property Taxes, Milwaukee Area Technical College: **\$53,300**
- Property Taxes, Milwaukee Metropolitan Sewerage District: **\$45,240**

Total Value of Heritage Heights and Metro Auto Park: approximately \$100 million

This includes Metro Auto Park, current Heritage homes, 100 additional homes to be built, the Hummer dealership, and approved auto dealerships north of Metro Blvd. – everything between Good Hope Road and Mill Road.

Total Annual Property Taxes for 2003 (all jurisdictions): approximately \$2,868,000

- Property Taxes, Milwaukee Public Schools: **\$934,000**
- Property Taxes, City of Milwaukee: **\$1,015,000**
- Property Taxes, Milwaukee County: **\$540,000**
- Property Taxes, Milwaukee Area Technical College: **\$205,000**
- Property Taxes, Milwaukee Metropolitan Sewerage District: **\$174,000**

This type of commercial development brings other tax advantages:

- Businesses contribute to school funding, yet do not add students to the school systems
- Businesses pay City of Milwaukee taxes, yet do not make use of most municipal services
- Businesses pay MMSD taxes, yet sewer and water use are minimal