



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Agenda STEERING & RULES COMMITTEE

ALD. WILLIE L. HINES, Jr., CHAIR
Ald. Michael J. Murphy, Vice-Chair
Ald. Joe Davis, Sr., Ald. Ashanti Hamilton, Ald. James Witkowski, Ald. Robert Bauman, Ald. Robert Donovan, and Ald. James Bohl, Jr.
Staff Assistant, Tobie Black, 286-2231; Fax: 286-3456,
tblack@milwaukee.gov
Legislative Liaison, Richard Watt, 286-2253,
rwatt@milwaukee.gov

Thursday, February 16, 2012

1:30 PM

Room 301-B, City Hall

AMENDED- 2-15-12- Item numbered #5 (File Number 111445) has been added.

1. [110956](#) Substitute motion relating to the Common Council rules governing licensing.
Sponsors: THE CHAIR
2. [111114](#) A charter ordinance relating to an official city mark.
Sponsors: Ald. Witkowski
3. [111115](#) Substitute resolution designating an official City mark.
Sponsors: Ald. Witkowski
4. [111337](#) Substitute resolution directing the Department of Public Works and the Department of City Development/Redevelopment Authority of the City of Milwaukee to jointly develop and issue a Request for Proposal relating to the development/construction of a new Police Administration/Municipal Court Building on property currently owned by the Redevelopment Authority of the City of Milwaukee ("RACM") at the southeast corner of North 27th Street and West Wisconsin Avenue and the development/construction of space for a new 1st District Police Station on Wisconsin Avenue between 6th Street and the Milwaukee River.
Sponsors: Ald. Bauman

Please be apprised that less than 24 hours notice is being given for this file because it is impractical to give the 24 hours' notice.

5. [111445](#) Communication from the Department of City Development related to the expenditure or commitment of funds by the City, RACM, MEDC, NIDC, HACM or any other affiliated agency or entity related to the relocation of Kohl's Corporation's corporate headquarters to downtown Milwaukee, including, without limitation, the purchase of the Sydney Hih Building and any options or other interests in real property and the disclosure of all written communications and documents related to the terms and conditions of any and

all proposals and offers made to the Kohl's Corporation in connection with the possible relocation of their corporate headquarters to Downtown Milwaukee.

Sponsors: Ald. Bauman

--The following files may be placed on file as no longer needed.

6. [110957](#) Communication from the Commissioner of Public Works relating to the implementation of the National League of Cities' Service Line Warranty Program.
Sponsors: THE CHAIR
7. [110958](#) Resolution directing the City Attorney to procure outside counsel to apply to the circuit court for a writ of mandamus on behalf of the appropriate city officer directing the Commissioner of Public Works to implement the agreement with Utility Service Partners for participation in the National League of Cities' Line Warranty Program , and appropriating funds for this purpose.
Sponsors: THE CHAIR
8. [110961](#) Motion relating to the dismissal from office of the Commissioner of Public Works.
Sponsors: THE CHAIR
9. [110963](#) Resolution amending Common Council Resolution File Number 101142 relating to participation in the National League of Cities' Service Line Warranty Program.
Sponsors: Ald. Bohl

This meeting will be webcast live at www.milwaukee.gov/channel25.

Common Council members who are not members of this committee may attend this meeting to participate or to gather information. This meeting may constitute a meeting of the Common Council or any of its standing committees although no formal action will be taken at this meeting.

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Legislation Details (With Text)

File #: 110956 **Version:** 0

Type: Motion **Status:** In Committee

File created: 11/4/2011 **In control:** STEERING & RULES COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Motion relating to the Common Council rules governing licensing.

Sponsors: THE CHAIR

Indexes: ALCOHOL BEVERAGE CONTROL, COMMON COUNCIL RULES, LICENSES, LICENSES COMMITTEE, LIQUOR LICENSES, LIQUOR LICENSING

Attachments: Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
11/5/2011	0	COMMON COUNCIL	ASSIGNED TO		
11/11/2011	0	STEERING & RULES COMMITTEE	HEARING NOTICES SENT		
11/15/2011	0	STEERING & RULES COMMITTEE	HEARING NOTICES SENT		
2/14/2012	0	STEERING & RULES COMMITTEE	HEARING NOTICES SENT		
2/14/2012	0	STEERING & RULES COMMITTEE	HEARING NOTICES SENT		

Number
110956

Version
ORIGINAL

Reference

Sponsor
THE CHAIR

Title
Motion relating to the Common Council rules governing licensing.

Requestor

Drafter
Jim Owczarski
11/4/11

..Number
110956

..Version
SUBSTITUTE 1

..Reference
110326

..Sponsor
THE CHAIR

..Title
Substitute motion relating to the Common Council rules governing licensing.

..Analysis
Common Council File Number 110326 repealed certain license types that had previously been assigned by the Common Council Procedure and Rules to the Licenses Committee and replaced them with a public entertainment premises license. This motion removes those repealed license types from the Procedure and Rules and assigns the public entertainment premises to the Licenses Committee.

This morion also removes domestic partner registration from the responsibilities of the committee as it is no longer under the purview of the City of Milwaukee.

..Body
It is moved, by the Common Council of the City of Milwaukee,

Part 1. Article II, Section 1, Subsection 4 of the Common Council Procedure and Rules is repealed and recreated to read:

Article II. Committees

4. Licenses:
 - a. Alcohol beverage related licenses.
 - b. Bicycle licenses.

- c. Cigarette and tobacco retail licenses.
- d. Extended-hour establishments.
- e. Home improvement businesses.
- f. Loading zones.
- g. Public entertainment premises.
- h. Rooming houses.
- i. All other licenses and permits that are not the specific responsibility of another standing committee.

..Requestor

..Drafter
Jim Owczarski
02/14/12



Legislation Details (With Text)

File #: 111114 **Version:** 0

Type: Charter Ordinance **Status:** In Committee

File created: 11/30/2011 **In control:** STEERING & RULES COMMITTEE

On agenda: **Final action:**

Effective date:

Title: A charter ordinance relating to an official city mark.

Sponsors: ALD. WITKOWSKI

Indexes: CHARTER ORDINANCES, OFFICIAL ADVERTISING

Attachments: Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
11/30/2011	0	COMMON COUNCIL	ASSIGNED TO		
2/14/2012	0	STEERING & RULES COMMITTEE	HEARING NOTICES SENT		
2/14/2012	0	STEERING & RULES COMMITTEE	HEARING NOTICES SENT		
2/14/2012	0	STEERING & RULES COMMITTEE	HEARING NOTICES SENT		

Number

111114

Version

ORIGINAL

Reference

Sponsor

ALD. WITKOWSKI

Title

A charter ordinance relating to an official city mark.

Sections

3-25.5 cr

Analysis

This charter ordinance establishes an official city mark for use on all city vehicles, correspondence and media.

...Body

The Mayor and Common Council of the City of Milwaukee do ordain as follows:

Part 1. Section 3-25.5 of the charter is created to read:

3-25.5. City Mark. 1. DESIGN. The common council shall designate by resolution an official city mark. The mark shall be as on file in the office of the city clerk.

2. USE. The mark shall appear on all city vehicles, external correspondence and media.

3. COMPLIANCE. All city departments shall be in compliance with this section by the effective date of this ordinance (city clerk to insert date). Vehicles, correspondence and media not in compliance

by this date shall be brought into compliance as they are replaced.

Part 2. This is a charter ordinance and shall take effect 60 days after its passage and publication, unless within such 60 days a referendum petition is filed as provided in s. 66.0101(5), Wis. Stats., in which event this ordinance shall not take effect until submitted to a referendum and approved by a majority of the electors voting thereon.

LRB
APPROVED AS TO FORM

Legislative Reference Bureau

Date: _____

Attorney

IT IS OUR OPINION THAT THE ORDINANCE
IS LEGAL AND ENFORCEABLE

Office of the City Attorney

Date: _____

Requestor

Drafter

LRB135549-1

Rich Watt

11/30/2011



MILWAUKEE

MILWAUKEE LOGO USAGE GUIDE



MILWAUKEE

PRIMARY LOGO
2/C
PANTONE 308 C
PANTONE WHITE C

GRADIENT:
100% PMS 308 C - 25% PMS 308 C
GRADUAL GRADE
SPLIT AT 50% MARKER



MILWAUKEE

PRIMARY LOGO - SOLID
2/C
PANTONE 308 C
PANTONE WHITE C

TO BE USED WHEN PRINTED MATERIAL
CANNOT HOLD AN EVEN GRADIENT



MILWAUKEE

SECONDARY LOGO
1/C
PANTONE 308 C

TO BE USED FOR ONE COLOR
APPLICATIONS ONLY



MILWAUKEE

SECONDARY LOGO
1/C
PANTONE BLACK C

TO BE USED FOR BLACK AND WHITE
APPLICATIONS ONLY

LOGO SPACE USAGE:

WHEN THE MARK EXISTS WITH OTHER GRAPHICS IT IS IMPORTANT TO KEEP A COMFORTABLE SPACE AROUND THE BORDERS. THE "EE" IN MILWAUKEE CAN BE USED TO DETERMINE HOW CLOSE OTHER GRAPHICS OR COPY CAN GET



THE SAME SPACING APPLIES TO THE SECONDARY LOGO TREATMENT AS WELL. HOWEVER, ALIGN THE "EE" TO THE LETTER FACE, NOT THE BOX

CONSISTENCY IS IMPORTANT IN KEEPING THE MARK'S INTEGRITY





MILWAUKEE



PLEASE DO NOT CHANGE TO ANOTHER BLUE.
THE CORRECT PANTONE NUMBER IS 308 C



MILWAUKEE



PLEASE DO NOT CHANGE THE COLORS



Milwaukee



PLEASE DO NOT CHANGE THE FONT,
NOR FROM UPPER CASE TO LOWER CASE.



MILWAUKEE



PLEASE DO NOT PRINT PRIMARY LOGO
(BOXED VERSION) OVER ANOTHER COLOR.
THE "CALATRAVA" IMAGE MUST REMAIN WHITE
IN THIS VERSION.

IN THIS CASE, USE THE SECONDARY VERSION.



SUGGESTED NO-COST OR LOW-COST IDEAS FOR INCORPORATING THE MILWAUKEE MARK

- Place on web sites, i.e. front page, career opportunities page, Milwaukee description page, etc.
- Place as part of the signature for employee emails.
- When reprinting include the mark on letterhead/envelopes.
- When reprinting add the mark to business cards.
- When reprinting or creating promotional and/or informational brochures and materials add the mark.
- Include the mark on printed materials created for employee recruitment.
- Include on electronic or printed newsletters.
- Place at the end of press releases.
- Include the mark on signage in windows or banners.*
- Distribute mark lapel pins.*
- Co-brand on products with your own corporate identity for use at tradeshow, recruitment giveaways, corporate promotional events, etc.*
- Place on tradeshow signage.*

*Any use of these items must be purchased through Spirit of Milwaukee.



..Number
111115
..Version
SUBSTITUTE 1

..Reference
111114
..Sponsor
THE CHAIR

..Title
Substitute resolution designating an official City mark.

..Analysis
This resolution designates the logo depicting the Santiago Calatrava-designed addition to the Milwaukee Art Museum as the official City mark. This mark shall appear on all City vehicles, external correspondence and media. The City mark does not replace the City Hall bell tower logo used on official City correspondence.

..Body
Whereas, Under Common Council File Number 111114, the Common Council shall designate an official City mark for use on all City vehicles, correspondence and media; and

Whereas, The use of an official mark by City departments reinforces a consistent City image or brand; and

Whereas, The logo depicting the Santiago Calatrava-designed addition to the Milwaukee Art Museum is a recognizable and fitting logo for the City, and the Milwaukee Art Museum has granted the City permission to use this logo at no cost to the City; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the official City mark shall be the logo owned by the Milwaukee Art Museum, depicting the Santiago Calatrava-designed addition to the Milwaukee Art Museum; and, be it

Further Resolved, That the agreement between the City and the Milwaukee Art Museum for the use of the logo depicting the Santiago Calatrava-designed addition to the Milwaukee Art Museum, a copy of which is attached to this file, is approved; and, be it

Further Resolved, That all City departments using the official city mark shall meet the specifications set forth in Exhibit A, which is attached to this file; and, be it

Further Resolved, That the City mark shall not be taken to replace the City Hall bell tower logo, as described in Council File Number 890205; and, be it

Further Resolved, That this resolution takes effect on the effective date of Common Council File Number 111114.

..Requestor
..Drafter
LRB35708-2
Rich Watt
2/13/2012



Legislation Details (With Text)

File #: 111337 **Version:** 1
Type: Resolution **Status:** In Committee
File created: 1/18/2012 **In control:** STEERING & RULES COMMITTEE
On agenda: **Final action:**
Effective date:

Title: Substitute resolution directing the Department of Public Works and the Department of City Development/Redevelopment Authority of the City of Milwaukee to jointly develop and issue a Request for Proposal relating to the development/construction of a new Police Administration/Municipal Court Building on property currently owned by the Redevelopment Authority of the City of Milwaukee ("RACM") at the southeast corner of North 27th Street and West Wisconsin Avenue and the development/construction of space for a new 1st District Police Station on Wisconsin Avenue between 6th Street and the Milwaukee River.

Sponsors: ALD. BAUMAN

Indexes: DEPARTMENT OF CITY DEVELOPMENT, DEPARTMENT OF PUBLIC WORKS, POLICE DEPARTMENT, PUBLIC BUILDINGS, REDEVELOPMENT AUTHORITY

Attachments: Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
1/18/2012	0	COMMON COUNCIL	ASSIGNED TO		
2/14/2012	1	STEERING & RULES COMMITTEE	HEARING NOTICES SENT		
2/14/2012	1	STEERING & RULES COMMITTEE	HEARING NOTICES SENT		
2/14/2012	1	STEERING & RULES COMMITTEE	HEARING NOTICES SENT		

Number
111337
Version
SUBSTITUTE 1
Reference

Sponsor
ALD. BAUMAN
Title

Substitute resolution directing the Department of Public Works and the Department of City Development/Redevelopment Authority of the City of Milwaukee to jointly develop and issue a Request for Proposal relating to the development/construction of a new Police Administration/Municipal Court Building on property currently owned by the Redevelopment Authority of the City of Milwaukee ("RACM") at the southeast corner of North 27th Street and West Wisconsin Avenue and the development/construction of space for a new 1st District Police Station on Wisconsin Avenue between 6th Street and the Milwaukee River.

Analysis
This resolution directs the Department of Public Works and the Department of City Development/Redevelopment Authority of the City of Milwaukee to jointly develop and issue a

Request for Proposal (“RFP”) relating to the development/construction of a new Police Administration/Municipal Court Building on property currently owned by RACM at the southeast corner of North 27th Street and West Wisconsin Avenue, and the development/construction of space for a new 1st District Police Station on Wisconsin Avenue between 6th Street and the Milwaukee River. This RFP shall provide in pertinent part that the facilities shall be constructed and owned by a private owner/developer and leased to the City of Milwaukee upon terms and conditions that will be negotiated. The RFP shall specify the size, design, general arrangement, parking requirements and sustainability features of the Police Administration /Municipal Court Building. With respect to the 1st District Police Station, the RFP shall provide that this facility may be located in existing space in an existing building; shall specify the size, design, general arrangement, parking requirements and sustainable features of the space; and that the space can be subleased to the City of Milwaukee.

The RFP shall provide that the successful proposer shall accept title to and agree to redevelop in a manner consistent with all applicable zoning code provisions and land use plans the existing Police Administration/Municipal Court Building located at 701 West State Street.

The RFP shall provide that construction of the Police Administration/Municipal Court Building shall commence no later than June 30, 2013 and shall be completed and ready for occupancy no later than December 31, 2014. The RFP shall provide that development/construction of the 1st District Police Station shall commence no later than December 31, 2012 and shall be completed and ready for occupancy no later than December 31, 2013.

The RFP shall be submitted to the Common Council for approval within 30 days of the adoption of this resolution. Upon approval by the Common Council, the RFP shall be posted within 30 days. Proposals shall be received within 60 days thereafter.

Body

Whereas, The current Police Administration Building, constructed in 1970, requires major repairs, renovations and remodeling to meet the current needs of the Milwaukee Police Department and Municipal Court at a cost of at least \$58.6 million; and

Whereas, Maintaining the Police Department headquarters at the current Police Administration Building location (701 West State Street) provides minimal economic development or neighborhood revitalization benefits to the surrounding area, which is largely occupied by government offices and other institutional land uses and represents an obstacle to the redevelopment of MacArthur Square for commercial and residential use that could generate substantial property taxes and create private sector jobs; and

Whereas, Renovating, repairing and remodeling the current Police Administration Building would have the result of retaining a 1970’s-era building of lackluster design and architecture; and

Whereas, Developing/constructing a new Police Administration/Municipal Court Building at 27th and Wisconsin Avenue would produce a state-of-the-art modern building at a location which has been vacant and blighted for over a decade in an area of the city that has experienced disinvestment and relatively high levels of crime and disorder for over 40 year; and

Whereas, A new Police Administration/Municipal Court Building constructed at the 27th and Wisconsin location would have significant public safety, neighborhood revitalization and economic development impacts on the surrounding area, and would serve to jump-start private investment in the renovation and construction of residential and commercial land uses in the neighborhoods

adjoining this location; and

Whereas, In November, 2011, the Common Council, in recognition of the need to evaluate alternatives to remodeling the existing Police Administration Building, approved an amendment to the 2012 City Budget removing all new capital funding (\$5.5 million) for this project; and

Whereas, The Chief of the Milwaukee Police Department has publicly advocated in favor of locating the 1st District Police Station (currently located in the existing Police Administration Building) on Wisconsin Avenue between 6th Street and the Milwaukee River in order to improve the perception of safety in downtown Milwaukee and to support additional commercial retail and residential development in the Westtown area and at the Shops of Grand Avenue; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the Department of Public Works and the Department of City Development/Redevelopment Authority of the City of Milwaukee are directed to jointly develop and issue a Request for Proposal relating to the development/construction of a new Police Administration/Municipal Court Building on the property currently owned by RACM at the southeast corner of North 27th Street and West Wisconsin Avenue and the development/construction of space for a new 1st District Police Station on Wisconsin Avenue between 6th Street and the Milwaukee River; and, be it

Further Resolved, That the RFP shall provide in pertinent part that the facilities shall be constructed and owned by a private owner/developer and leased to the City of Milwaukee upon terms and conditions that will be negotiated; and, be it

Further Resolved, That the RFP shall specify the size, design, general arrangement, parking requirements and sustainability features of the Police Administration /Municipal Court Building; and, be it

Further Resolved, With respect to the 1st District Police Station, the RFP shall provide that this facility may be located in existing space in an existing building; shall specify the size, design, general arrangement, parking requirements and sustainable features of the space; and that the space can be subleased to the City of Milwaukee; and, be it

Further Resolved, That the RFP shall provide that the successful proposer shall accept title to and agree to redevelop in a manner consistent with all applicable zoning code provisions and land use plans the existing Police Administration/Municipal Court Building located at 701 West State Street; and, be it

Further Resolved, That the RFP shall provide that construction of the Police Administration/Municipal Court Building shall commence no later than June 30, 2013 and shall be completed and ready for occupancy no later than December 31, 2014; and, be it

Further Resolved, That the RFP shall provide that development/construction of the 1st District Police Station shall commence no later than December 31, 2012 and shall be completed and ready for occupancy no later than December 31, 2013; and, be it

Further Resolved, The RFP shall be submitted to the Common Council for approval within 30 days of the adoption of this resolution, and upon approval by the Common Council, the RFP shall be posted within 30 days, and proposals shall be received within 60 days thereafter.

Requestor

Drafter

LRB136772-3

Teodros W. Medhin

Jeffrey D. Osterman

02/10/2012



Department of Administration
Budget and Management

Tom Barrett
Mayor

Sharon Robinson
Administration Director

Mark Nicolini
Budget and Management Director

February 15, 2012

File Ref: SF Police

To: Members
Steering & Rules Committee

From: Mark Nicolini *MN*
Budget and Management Director

Re: File 111337

File 111337 contains a substitute resolution directing the Department of Public Works and the Department of City Development/Redevelopment Authority of the City of Milwaukee to jointly develop and issue a Request for Proposal relating to the development/construction of a new Police Administration/Municipal Court Building on property currently owned by the Redevelopment Authority of the City of Milwaukee ("RACM") at the southeast corner of North 27th Street and West Wisconsin Avenue and the development/construction of space for a new 1st District Police Station on Wisconsin Avenue between 6th Street and the Milwaukee River.

The Administration has supported the funding of a multi-year \$58.6 million project to refurbish and improve the 40 year old Police Administration Building. Authority has already been provided for Phase 1 of the project. Phase 1 is directed primarily to install key mechanical and HVAC components such as exterior mechanical shafts and ventilation ducts which will allow for replacement of existing shafts in subsequent project phases. Phase 1 also requires asbestos abatement to allow for the new exterior air shafts and some abatement pertaining to the 8th floor mechanical room. The project plan calls for refurbishing and remodeling one floor of the building per year subsequent to Phase 1. The proposed time frame for the project is nine years.

The Administration proposed additional authority of \$5.5 million in the 2012 budget for the refurbishment and remodeling of the fifth floor. However, this authority was removed from the Proposed Budget by Council amendment. Because of the uncertainty regarding the future of the project, the Police Department has deferred contracting for Phase 1, although design work has been completed.

The Administration and Police Department have reviewed the option of the construction of a new Police Administration Building. This option was not chosen for several reasons, including:

- Projected cost differential of at least \$30 million, not including substantial costs involved in dealing with the existing Police Administration Building were it to be decommissioned;
- The present location's advantages of close proximity to many other key criminal justice facilities;

- The need to expedite the replacement of the mechanical shafts due to existing limitations and inadequate functionality;
- The tactical advantage of being able to spread the costs of refurbishment and related introduction of additional debt service over a number of years, thereby managing the impact of the project on the debt service tax levy.

The Administration respects the interest in an alternative project approach, but would advise the Committee not to approve this resolution for the following reasons:

1. The city generally avoids lease/purchase agreements because the life cycle cost typically exceeds that of a city constructed/owned facility. The Budget Office projects that the significantly higher cost of new construction (relative to the refurbishment approach) would translate into higher life cycle costs than the projected cost of the Administration's proposal.
2. The Police Department is facing serious operational issues which would not be addressed while new construction takes place. Phase 1, which is ready to be implemented and could be completed within 9-10 months from the start of construction, would establish the infrastructure for a new air distribution system and implement new high rise safety components. A list of current facility concerns is attached for your information.
3. The resolution's timelines for the new construction approach may not be achievable. In any event, even if construction were completed by the end of 2014, the department would be facing its existing operational concerns for at least a year longer than under the refurbishment proposal. In addition, it appears more than 30 days may be needed in order to prepare a Request for Proposal of this magnitude.

The city has invested \$55.1 million into Tax Incremental Districts located relatively near both the existing Police Administration Building as well as the site directed by this resolution.

Finally, the Administration believes that consideration of a relocation of the District 1 operation to a location more proximate to the Grand Avenue retail center has merit. This approach would reduce the estimated costs of Police Administration refurbishment by approximately \$380,000. This could offset a meaningful portion of costs associated with relocation.

MN:dmr

Attachment

Common/police/2012/I-SR-111337-PAB

PAB OPERATIONAL AND SPECIALIZED BUILDING ISSUES

Operational Issues

1. The current HVAC system is at capacity. We cannot do any additional renovation similar to what was done on the 6th floor without upgrading the ductwork.
2. The building has significant energy losses. The current windows leak and continually frost up in cold weather. The building envelope's thermal value is poor.
3. We cannot work above the ceilings without the potential for disturbing asbestos.
4. The entire building, with the exception of areas that have recently been abated, contains spray on asbestos fireproofing and a significant amount of asbestos floor tile.
5. The building currently does not meet current life safety codes with respect to high-rise safety issues such as pressurization of elevator shafts and stairways or a Fire Command Center, Fire Alarm System with two-way voice capabilities, a building wide sprinkler system (this has been started on the 6th floor), or a separate generator for life safety systems.
6. Plumbing systems are rotten and waste lines have failed and dumped sanitary waste into work locations and onto desks.
7. Building electrical capacity is maxed out in various areas of the building making it impossible to adjust to changing needs.
8. Lack of sufficient public restrooms on the second floor to separate the public from police personnel
9. The steam distribution system and controls are poor and valves are failing
10. Current adjacencies of space does not allow for efficient flow of information.
11. The current building is tight on space allocation for the departments.
12. Lack of storage space for compliance with City record retention policies.

Specialized Building Issues

1. The building is used by other agencies than just the MPD.
2. There are a number of highly restricted areas such as the drug vault, blood evidence room, Fusion Center, Identification Lab, evidence storage, prisoner processing, jail cells, High Tech Crimes (child porn, etc),
3. Current layout of the building does not provide adequate areas for interviewing victims of crime.
4. Flow of personnel throughout the building as related to security issues and floors that should be secured and not accessible to the public.
5. Adjacency to the Safety Building, which facilitates the efficient transfer of prisoners.

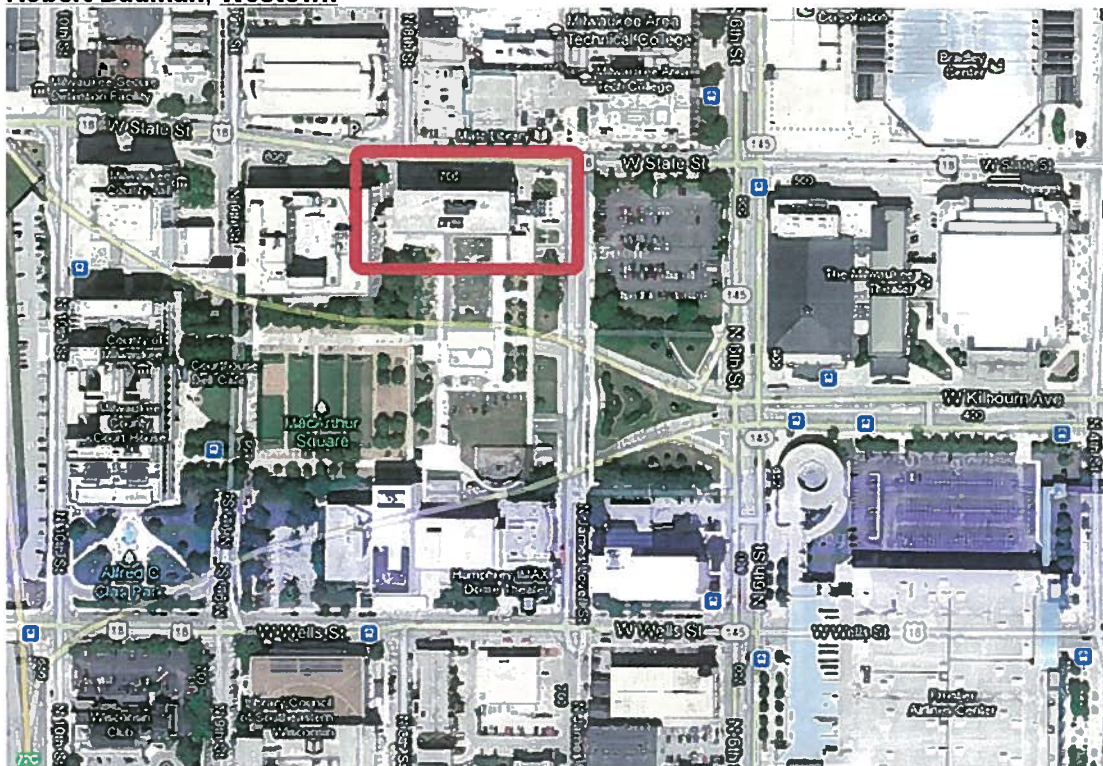


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Alderman Bauman's Milwaukee Police Department – MacArthur Square Plan Worth Exploring

Feb 15th, 2012 | By **Jeramey Jannene** | Category: **Avenues West, Feature, Milwaukee Police Department, Robert Bauman, Westown**



An aerial image of the neighborhood where the Milwaukee Police Department Administration Building currently sits (Image from Google Maps)

Alderman Bob Bauman, who represents downtown and the near west side, **has put forth a proposal** to relocate the Milwaukee Police Department headquarters and municipal courts to southeast corner of 27th Street and Wisconsin Avenue. As part of that proposal the MPD District 1 station would be relocated to W. Wisconsin Avenue between 6th Street and the Milwaukee River and the former MPD headquarters would be redeveloped. Under Alderman Bauman's plan, a single request for proposals (RFP) would be issued by the City for the development of the new headquarters facility, the new District One station, and for the redevelopment of the existing facility. The City would then lease back the new facility at 27th and Wisconsin. The lease back provision would allow the City to avoid the up-front capital costs of developing a new facility. Given that the current facility used by MPD has a looming maintenance and renovation bill of \$58 million, all ideas should be on the table. This one in particular seems worth exploring, as it would go a long way to improving other problems.

Replaces one part of over-bearing government presence in neighborhood with potential additional, taxable use

Much of the western edge of downtown Milwaukee is plagued by single-use, **superblock-style** buildings. Starting at 4th Street and moving west, there are multiple 10,000+ seat arenas, a 5,000+ seat theater, the convention center, a large library, a large technical college, a large museum, multiple detention facilities, multiple law enforcement facilities, two different courthouse facilities, and an extremely under-utilized public square. In short, a number of vital buildings arranged in one of the least attractive layouts possible. The sum of all of the parts is not greater than the whole.

Removing the Milwaukee Police Department Administration Building, and having it replaced with a taxable, likely mixed-use facility is good for injecting activity into the neighborhood.

Adds additional investment along W. Wisconsin Ave

This project would involve significant investment at two points along W. Wisconsin Avenue. The downtown core would see investment as the new MPD District One station is developed. More importantly, the visible investment that Marquette and others (Ambassador Hotel, 2040 Lofts, etc., etc.) have made along W. Wisconsin Avenue would be extended westward to 27th Street. This would hopefully attract more investment to the area, which has struggled to generate activity west of 24th Street.

Adds active use at major city intersection (27th and Wisconsin Ave)

This point piggybacks on the one above, but it still is worth mentioning. The 27th and Wisconsin intersection has long been **a sore spot for the City, with a struggling TIF district** and a controversial gas station. Moving MPD administration and the municipal courts to the intersection would create an active use at an otherwise empty site.

Reduces potential long-term liabilities for the City of Milwaukee

With the city leasing the new facility at 27th and Wisconsin, they shouldn't have to worry about

long-term maintenance costs and could more easily relocate given future department needs changing.

It's only an RFP

The City could elect not to go forward with the received proposals if they're not satisfactory. Issuing the RFP isn't a commitment to anything other than to evaluate the RFPs.

Leave Comment

Bauman, Robert

From: Dennis Klein [dklein@kbsconstruction.com]

Sent: Thursday, June 24, 2010 8:35 AM

To: Bauman, Robert

Cc: Murphy, Michael (Alderman)

Alderman Bauman,


Your idea of building a new Police Administration Building rather than renovating the existing facility is exactly the type of forward thinking that Milwaukee needs.

Rather than spending five years remodeling an old facility that will never be "state of the art", you could have a new facility in two. Furthermore, your idea of using the new facility to help rejuvenate a neighborhood is wonderful. It is exactly what we need in Milwaukee.

Lastly, think of the jobs you would create now when Milwaukee really needs them rather than over five years in the future.

Dennis Klein

Chairman

 Direct: 414.649.1698 • Cell: 414.810.8698
KBS Construction, Inc. • 4425 W. Mitchell St. • Milwaukee, WI 53214

6/24/2010



City of Milwaukee
Text File
Communication

200 E. Wells Street
Milwaukee, Wisconsin
53202

Introduced: 2/7/2012

File Number: 111445

Status: In Committee

Version: 0

Sponsors: Ald. Bauman

..Number
111445
..Version
ORIGINAL
..Reference

..Sponsor
ALD. BAUMAN
..Title

Communication from the Department of City Development related to the expenditure or commitment of funds by the City, RACM, MEDC, NIDC, HACM or any other affiliated agency or entity related to the relocation of Kohl's Corporation's corporate headquarters to downtown Milwaukee, including, without limitation, the purchase of the Sydney Hih Building and any options or other interests in real property and the disclosure of all written communications and documents related to the terms and conditions of any and all proposals and offers made to the Kohl's Corporation in connection with the possible relocation of their corporate headquarters to Downtown Milwaukee.

..Requestor

..Drafter
Cc-CC
jro
2/15/12

..Number

..Version
ORIGINAL
..Reference

..Sponsor
ALD. BAUMAN

..Title
Resolution directing the Department of City Development to disclose of all written communications and documents related to the terms and conditions of any and all proposals and offers made to the Kohl's Corporation in connection with the possible relocation of their corporate headquarters to downtown Milwaukee.

..Drafter
LRB137336-1
Richard Pfaff
2/15/12



Legislation Details (With Text)

File #: 110957 **Version:** 0

Type: Resolution **Status:** In Committee

File created: 11/4/2011 **In control:** STEERING & RULES COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Communication from the Commissioner of Public Works relating to the implementation of the National League of Cities' Service Line Warranty Program.

Sponsors: THE CHAIR

Indexes: DEPARTMENT OF PUBLIC WORKS, STORM SEWERS

Attachments: Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
11/7/2011	0	COMMON COUNCIL	ASSIGNED TO		
11/11/2011	0	STEERING & RULES COMMITTEE	HEARING NOTICES SENT		
11/14/2011	0	STEERING & RULES COMMITTEE	HEARING NOTICES SENT		
11/15/2011	0	STEERING & RULES COMMITTEE	HEARING NOTICES SENT		

Number
110957

Version
ORIGINAL

Reference
101142

Sponsor
THE CHAIR

Title
Communication from the Commissioner of Public Works relating to the implementation of the National League of Cities' Service Line Warranty Program.

Requestor

Drafter
Jim Owczarski
11/04/11



Legislation Details (With Text)

File #: 110958 **Version:** 0

Type: Resolution **Status:** In Committee

File created: 11/4/2011 **In control:** STEERING & RULES COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Resolution directing the City Attorney to procure outside counsel to apply to the circuit court for a writ of mandamus on behalf of the appropriate city officer directing the Commissioner of Public Works to implement the agreement with Utility Service Partners for participation in the National League of Cities' Line Warranty Program, and appropriating funds for this purpose.

Sponsors: THE CHAIR

Indexes: CITY ATTORNEY, STORM SEWERS

Attachments:

Date	Ver.	Action By	Action	Result	Tally
11/7/2011	0	COMMON COUNCIL	ASSIGNED TO		

Number
110958

Version
ORIGINAL

Reference
101142

Sponsor
THE CHAIR

Title
Resolution directing the City Attorney to procure outside counsel to apply to the circuit court for a writ of mandamus on behalf of the appropriate city officer directing the Commissioner of Public Works to implement the agreement with Utility Service Partners for participation in the National League of Cities' Line Warranty Program, and appropriating funds for this purpose.

Requestor

Drafter
Jim Owczarski
11/04/11



Legislation Details (With Text)

File #: 110961 **Version:** 0

Type: Motion **Status:** In Committee

File created: 11/4/2011 **In control:** STEERING & RULES COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Motion relating to the dismissal from office of the Commissioner of Public Works.

Sponsors: THE CHAIR

Indexes: DEPARTMENT OF PUBLIC WORKS, STORM SEWERS

Attachments:

Date	Ver.	Action By	Action	Result	Tally
11/7/2011	0	COMMON COUNCIL	ASSIGNED TO		

Number
110961

Version
ORIGINAL

Reference
101142

Sponsor
THE CHAIR

Title
Motion relating to the dismissal from office of the Commissioner of Public Works.

Requestor

Drafter
Jim Owczarski
11/04/11



Legislation Details (With Text)

File #: 110963 **Version:** 0

Type: Resolution **Status:** In Committee

File created: 11/4/2011 **In control:** STEERING & RULES COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Resolution amending Common Council Resolution File Number 101142 relating to participation in the National League of Cities' Service Line Warranty Program.

Sponsors: ALD. BOHL

Indexes: SEWERS

Attachments: Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
11/4/2011	0	COMMON COUNCIL	ASSIGNED TO		
11/11/2011	0	STEERING & RULES COMMITTEE	HEARING NOTICES SENT		
11/15/2011	0	STEERING & RULES COMMITTEE	HEARING NOTICES SENT		

Number
110963

Version
ORIGINAL

Reference

Sponsor
ALD. BOHL

Title

Resolution amending Common Council Resolution File Number 101142 relating to participation in the National League of Cities' Service Line Warranty Program.

Requestor

Drafter
LRB135367-1

Rich Watt
11/4/2011

