

November 21, 2005

Ald. Michael S. D'Amato
City of Milwaukee, City Hall
200 East Wells Street
Milwaukee, WI 53202-3570

Re: Hastings Building Development - 141 West Vine Street

Dear Alderman D'Amato:

Thank you for taking the time to meet with me this morning regarding our redevelopment plans for the former Hastings building. I am writing you to update you on our progress with our redevelopment and rezoning efforts.

The building has been vacant for over four years, providing little tax dollars to the city. The building lies in the local and state historical district and we are applying for Federal and Wisconsin Supplemental Historic Preservation Tax Credits. By applying for the tax credits, we are required to work closely with the Historic Preservation Commission and meet all required guidelines by the Secretary of the Interior's Standards for Rehabilitation. We have met with Paul Jakubovich with the City of Milwaukee and have received recommendation for HPC's approval. In total, we plan on investing over \$3 million dollars to the project.

In summary, the building is approximately 22,500 sq. feet and will be redeveloped into 19 residential apartment units with a combination of 1, 1+ den, 2, and 3 bedroom units, having a total of 29 bedrooms in the building. Current residential zoning requires us to provide one (1) off-street parking spot per unit. Our current plans exceed the requirement and provide 20 off-street spots with an additional 8 spots directly in front of the property to the north and west, a total of 28 parking spots.

The following is a time line that summarizes our efforts to date:

<u>Date</u>	<u>Event</u>
July 21, 2005 -	Meeting with Ald. Mike McGee, Jr., Erik Madisen, Architect, and myself to introduce project and seek support. A neighborhood meeting was requested by Ald. McGee Jr. Ald. McGee Jr. also asked us to use minority contractors for upcoming projects we develop.
September 28, 2005 -	Neighborhood meeting held at G.W. Carver School. Meeting was well received with the exception from one individual's concern with parking, Mr. Jim Ketchman, President of the Brewer's Hill Neighborhood Association (BHNA).
October 3, 2005 -	City Plan Commission - Project was delayed because of the concern with parking by the BHNA.

- October 25, 2005 - Neighborhood meeting with the BHNA at Garden Homes school. Received full support from the BHNA.
- October 31, 2005 - City Plan Commission - Project was approved.
- November 8, 2005 - Zoning, Neighborhoods & Development - Project was delayed because of the concern with parking by a Mr. Marcus Smith.
- November 21, 2005 - Message left for Mr. Marcus Smith regarding his concerns.

Attached is a copy of a letter for your review that was sent to Ald. McGee Jr. on October 5, 2005 regarding another event that transpired throughout this process.

I look forward to working with you and the City of Milwaukee in the near future. Please feel free to call me with any questions or concerns at (414) 263-4011 or on my cell phone, (414) 788-2147. Thank you again for your time.

Sincerely,



Sonny L Bando
Vice President

Attachment

October 5, 2005

Alderman Mike McGee, Jr.
City of Milwaukee
200 East Wells Street
Room 205, City Hall
Milwaukee, WI 53202-3570

**Re: Hastings Building Development - 141 West Vine Street &
Marvin L. Walker & Associates, Inc.**

Dear Alderman McGee, Jr.:

I am writing this letter to inform you of a recent phone call, meeting and proposal we received from a Mr. Marvin L. Walker, regarding our development of the former Hastings building located at 141 West Vine Street.

To recap what has transpired to date, in December of 2004, we hired Erik L Madisen, AIA, to assist us in our redevelopment plans and to work with all local governmental agencies including DCD, RACM, Zoning and Neighborhood committees. We have had several meetings with various individuals from the Department of City Development to assist us through the process and on July 21, 2005, Erik Madisen and myself met with you to discuss our redevelopment plans and seek your approval. You requested a neighborhood meeting which was held on Wednesday, September 28, 2005 to seek neighborhood input and support for the project. Roughly 80 people attended the meeting and the project was well received with the exception of one individual's concern with parking. In response to that individual's concern, we informed him that our project has met all of the City's requirements for parking.

On Monday, October 3, 2005, our project went to the City Plan Commission for recommendation to change the zoning. To our surprise, the project has been delayed yet another month until the next City Plan Commission meeting on October 31, 2005.

Coincidentally, I received a phone call on Tuesday, September 27, 2005 from a Mr. Marvin L Walker of Marvin L. Walker & Associates, Inc., who was calling me on your recommendation to assist us with this project. On Monday, October 3, 2005, the same day our project was delayed by your authorization to the City Plan Commission, I received a proposal from Mr. Walker's firm for \$15,000.00 for consulting services to assist us in this project.



Please advise me as to what services Olson Management Group, LLC has not provided that you recommended Mr. Walker's firm to fulfill. It has been our understanding that we have done everything possible to work with the City with this project in enhancing the Brewer's Hill neighborhood and look forward to investing over Three million dollars to the property.

We have a meeting scheduled with John Hyslop and Vanessa Koster of the Department of City Development on Monday, October 10 at 9:00 am to discuss the project. I will follow up with you next week regarding this letter. I look forward to speaking with you in the near future.

Sincerely,

A handwritten signature in black ink, appearing to read "Sonny L. Bando".

Sonny L. Bando
Vice President

Cc: Tim Olson, Olson Management Group
John Hyslop, City of Milwaukee
Joel Brennan, City of Milwaukee