

## **Index Card Questions for Alderman Kovac**

- What's going to become of Columbia Hospital?

**Columbia-St. Mary's has announced their intention to vacate the hospital in 2010. They are currently soliciting proposals and offers for that site. If you have ideas for what type of use you would like there, please contact my office.**

- Are more "private sector" dorms planned for the area like the building at Park and Cramer with a proposed 170 students? Where will these students park? Who will control them?

**The vacant nursing home on that site was purchased earlier this year by Wangard Properties from Waukesha. They have since torn it down and are building a 61-unit, 170-bed apartment building with 55 parking spots. The project is within current zoning, so they needed no approvals from the Common Council. At the request of my office, the developer attended a Murray Hill neighborhood meeting where questions about parking and tenant behavior were raised. Further questions can be addressed to my office at 414 286 3447 or to Wayne Wiertzema, the developer, at 262 717 2037. I currently do not know of any similar sites or plans in the area.**

- Can you detail how the dorms are taxed? Do they pay a 1 time fee or yearly taxes? How are they calculated?

**The UWM Real Estate Foundation makes an annual payment in lieu of taxes. My office is currently investigating how that rate at RiverView was negotiated with the City. Any such negotiations over a potential new site will be part of the public discussions.**

- Under what circumstances will you allow for a zoning change?

**This dormitory plan, if it goes forward, will most likely be a planned development, i.e. a zoning change. Whether I vote to support it will be decided over the course of the upcoming public meetings and negotiations.**

- Can we have a 2 year moratorium on dorms until we see how many are needed?

**We could demand that, but that would mean effectively ending this current project even before it starts. Their desired time frame is to break ground next spring and be open by Fall 2010. I would prefer to have the public know – and affect – the details of this upcoming proposal, and then make a decision.**

- Is any space available at Pabst site? or Tower Automotive?

**Yes to both questions. Lots of space. UWM's proposed new school of Public Health is proposed on the Pabst Site, and there is also still room in the Park East for an Engineering school. My office is working hard to convince UWM to locate there. The Tower Site may include an intermodal transit hub, and the City would welcome creative ideas for developments there.**

- Who is involved in site selection and qualification? What is the role of city leaders in this process? Why are Shorewood, Whitefish Bay, etc. excluded? 2. Can we look at this as an opportunity for economic development west of Holton?

**The RFP process has been initiated and is controlled by the UWM Real Estate Foundation. Once they choose a site, the city will have to decide whether to issue bonds and approve zoning changes for the site. I am glad that the public is getting involved early, so that we can influence both the Foundation's and the City's decision-making process.**

- Nik, do you have a personal preference for the site? If so – please explain.

**No. There are some broad criteria my office has helped formulate with the Department of City Development in order to evaluate the various sites. These criteria have also been inspired by input from neighborhood groups. How will new dorms affect the housing market on the East Side?**

**Ideally, they will increase the availability – and value – of owner-occupied houses on the East Side.**

- If a dorm went up at the Hometown site, what infrastructure changes would be made to accommodate the increase in traffic flow from the dorm to UWM – specifically, Newhall Street – a way to bypass Oakland.

**Traffic studies and planning will be part of vetting any site. Due to the new Park Place Bridge and Urban Ecology Center parking lot under construction, I would expect traffic on Newhall to increase regardless of any plans for Hometown. This is an excellent question and we hope to have more details for you soon.**

- How about making Downer a pedestrian walkway from Park to Bradford. Allow development on both sides of the street. It could be like State St. in Madison.

**In general, I support pedestrian-friendly urban design. I have also heard similar suggestions for Brady Street. I don't see either idea as being realistic anytime soon.**

- Are Dorm residents eligible for City of Milwaukee night parking permits?

**Yes, but not for any daytime permits, such as RPP or commuter impacted or non-conforming residential. For a night permit, all anyone needs is a license plate number (can be out of state) and a self-reported City of Milwaukee address.**

- What will be the impact on our current poor housing market if we build new housing? How can we ensure that the dorms won't create a greater number of vacancies and foreclosures that's already occurring west of Holton.

**The success of the City and the strength of our overall housing market are intertwined. Hopefully UWM's Master Plan – and not just this current RFP – will encourage the economic success of our City.**