

# Lake Park Friends Annual Meeting

May 7, 2024 @6:30pm - Marcia Coles Community Room

## Agenda

1. Welcome & Introductions – Anne Hamilton
2. Approval of 2023 Annual Meeting Minutes (vote required) – Cathy Jakicic
3. Presentation of Board Candidates – Jan Uebelherr
4. Presentation of 2024 Slate of Officers and Directors (vote required) – Cathy Jakicic
5. Financial Report – Don Cramer
6. President's Address – Anne Hamilton
7. Presentation of 2023 Conservator Award to Jock Mutschler – Anne Hamilton
8. Goodbye and Thank You to Outgoing Directors Jan Uebelherr and Roemel Brown – Jan Uebelherr
9. Questions and Comments
10. Adjournment

### **2024 Election of Officers:**

#### Proposed slate of officers:

President – Anne Hamilton  
Treasurer – Don Cramer  
Secretary – Cathy Jakicic  
Vice President Development – Sharon Boeldt  
Vice President Membership & Administration – Brenda Wood  
Vice President Communications & Nominations – Annysa Johnson

### **2024 Election of Directors:**

#### Directors accepting nomination for a first two-year term:

John Eastberg  
Kevin Keefe

#### Directors accepting nominations for a second two-year term:

Annysa Johnson

#### Directors accepting nomination for a third two-year term:

Anne Hamilton

Directors continuing:

Nat Blaz

Sharon Boeldt

Don Cramer

Cathy Jakicic

Nidhi Kashyap

Joan Kress

Hersh Kumbhani

Stephen Lopes

Brenda Wood

John Eastberg is a historian, author and consultant who specializes in the history of the Gilded Age, Milwaukee's architectural and brewing history, and historic restoration and art acquisition. He served for 27 years at the Captain Frederick Pabst Mansion.

He is an award winning author having written three works on Milwaukee history - The Pabst Mansion, Layton's Legacy and Pabst Farms: The History of a Model Farm.

He has presented extensively locally and nationally and been featured on such national television shows as The Foods that Built America, America's Castles, Globe Trekker and many local television and radio programs.

Currently, John operates Eastberg Historical Consulting. His work ranges from leading an archive of brewing material at the Schlitz Brewing Company complex to private art acquisition for a number of historic properties in the Mequon/Thiensville area.

## **Kevin P. Keefe bio information**

Kevin P. Keefe is a Milwaukee-based freelance writer and former vice president-editorial for Kalmbach Media, headquartered in Waukesha and publisher of special-interest magazines and books. He retired in March 2016 after a 29-year career with the company, including several years as editor and publisher of *Trains* magazine, the nation's leading magazine about the railroad industry.

Keefe was born in Chicago in 1951 and raised in Niles, Mich. He graduated from Michigan State University's School of Journalism in 1973. He got his first job as a reporter for his hometown *Niles Daily Star* and later worked in the Niles bureau of the *South Bend Tribune*. In 1978, he moved to the Detroit area and worked for the *Oakland Press* in Pontiac, ultimately as news editor.

Keefe left the Detroit area in 1980 for a position at the *Milwaukee Sentinel*, where he was a copy editor until in 1982, when he was named editor of its Friday weekend entertainment section. He left the *Sentinel* in 1987 to join the staff of *Trains*. During his years in Kalmbach management, he oversaw approximately 75 editors and designers working on more than a dozen magazine brands.

Since his retirement, Keefe has authored or co-authored several books about railroads for a variety of publishers, including Michigan State University Press, Indiana University Press, and Thames & Hudson. He currently serves on the board of directors for the Center for Railroad Art & Photography, a Madison-based non-profit arts organization that preserves and disseminates significant images of railroading.

Kevin and his wife, Alison Keefe, also a former Niles resident, live on the east side on Summit Avenue. They have two grown children, Caitlin, of Charleston, S.C., and Barry, of Milwaukee, whose names adorn dedication bricks at the Lake Park playground.

# Lake Park Friends Annual Meeting (Virtual)

May 9, 2023 @6:30pm

## Minutes

Attendance: Jan Uebelherr, Anne Hamilton, Don Cramer, Cathy Jakicic, Caroline Hogan, Sharon Boeldt, Roemel Brown, Pete Coffaro, Annysa Johnson, Brenda Wood, Gabriel Chapman, Jane Waldbaum, Buffy Duback, Steve Duback, Jeremy Ebersole, Liz Haas, James Rowen, Kathy Crocker, Jeff Bentoff, Stephen Lopes, Hersh Kumbhani, Nidhi Kashyap, Joan Kress, Sheldon Wasserman, Joanne Barndt, Carol Moeser, Erik Moeser, Denise McCarthy, Steve Morse, Doug LeTendre, Virginia Small, Ann Wollmer

1. Welcome – Anne Hamilton called the meeting to order at 6:30 p.m., welcomed all attendees and spotlighted the hard work of the volunteer board. She thanked all members in attendance for their support.
2. Approval of 2022 Annual Meeting Minutes – **Cathy Jakicic made a motion to approve the minutes from the 2022 annual meeting, Sharon Boeldt seconded and the minutes were approved unanimously.**
3. Presentation of Board Candidates, Nidhi Kashyap, Hersh Kumbhani and Stephen Lopes – **Jan Uebelherr made a motion to elect these 3 candidates to their first 2-year terms as new board directors, Steve Morse seconded and the motion was approved unanimously.**
4. Presentation of 2022 Slate of Officers and Directors and Ratification – Anne Hamilton presented the slate of officers and directors, below. **Nat Blaz made a motion to approve the officers & directors as presented, Sharon Boeldt seconded and the motion was approved unanimously.**

### Directors:

#### Directors accepting nomination for a first two-year term:

Nidhi Kashyap  
Hersh Kumbhani  
Stephen Lopes

#### Directors accepting nominations for a second two-year term:

Nat Blaz  
Sharon Boeldt  
Cathy Jakicic  
Joan Kress

#### Directors accepting nomination for a third two-year term:

Don Cramer  
Brenda Wood

#### Directors continuing:

Roemel Brown  
Anne Hamilton  
Annysa Johnson  
Jan Uebelherr

**Officers:**

2023 Proposed slate of officers:

President – Anne Hamilton

Vice President Development – Sharon Boeldt

Vice President Membership & Administration – Brenda Wood

Vice President Communications & Nominations – Jan Uebelherr

Treasurer – Don Cramer

Secretary – Cathy Jakicic

5. Financial Report – Treasurer Don Cramer highlighted the 2022 annual report.
  - a. He stated that LPF is in good financial standing with gross revenue in 2022 of \$327,000. 32% of that revenue is restricted income (concerts, Newberry flowerbed plantings, ice rink, tree fund, tennis fees). The remaining revenue is unrestricted (Cirque \$60,000, membership dues \$32,000, \$99,000 additional donations including the end-of-the-year appeal.)
  - b. In 2022, there was \$238,000 in expenses: \$76,000 for annual programming (concerts, invasive species control, tennis, landscaping, Cirque expenses), \$109,000 for projects (trees, Wahl Avenue vista work, smaller projects). The remaining \$53,000 was in administrative costs.
  - c. A \$300,000 Ravine Footbridge Maintenance Fund was set up in 2021 to cover long-term issues that may occur over the following decades. The market did not do well and the value of the account is now \$276,000. We do not anticipate needing to use the funds anytime soon so there is time for the account to recover.
  - d. At the end of 2022, LPF assets, less the Ravine Road maintenance fund, total \$513,000.
  - e. 35% of our assets are Restricted Funds for items such as Musical Mondays/Wonderful Wednesdays, the Ice Rink, Newberry Boulevard plantings, the Wahl Bust Move, and Trail Maintenance projects. The remaining unrestricted 65% will go towards items such as future undetermined projects, personnel, office expenditures, and other maintenance projects.
6. President's Address – Anne Hamilton
  - a. Anne expressed her enthusiasm for Lake Park Friends.
  - b. Anne talked about LPF 2022 accomplishments:
    - i. An amazing concert series with one concert having 1,000 attendees. She thanked Jeff Bentoff and Roemel Brown for their work on the series.
    - ii. The celebration of Frederick Law Olmsted's birthday on July 16 with activities in the park and cake!
    - iii. Cirque had record attendance.
    - iv. The opening of the Ravine Road Concrete Footbridge in mid November with 100 people in attendance.
    - v. Ongoing daily activities, especially the Wednesday Work Group and the Improvements committee working to coordinate behind-the-scenes projects.
  - c. Looking ahead to 2023:
    - i. National Association of Olmsted Parks September meeting will be hosted in Milwaukee.
    - ii. Founders Luncheon in November to honor those who started our organization.
    - iii. Ravine Road was closed in 2014 when the bridge was deemed unsafe. LPF expectations were that the road would reopen when the bridge was complete. But, that has not occurred. There's continued debate about the future of the road, however, in 2019, the LPF board passed a resolution that the road would remain open to vehicular traffic, with the

possibility for closures, at times. This is to honor the historic nature of the road and the understanding that FLO designed the road for pleasure driving.

7. Presentation of 2022 Conservator Award to Jim Rowen – Brenda Wood reported that Jim takes wonderful photos of Lake Park on a daily basis and posts them to Facebook. He concentrates on the little details that most of us might miss. Lake Park Friends shares his posts. Jim’s name will be added to the plaque that hangs in the Marcia Coles Community Room.
8. Goodbye and Thank You to Outgoing Directors Caroline Hogan & Pete Coffaro – Jan Uebelherr reported that Caroline has completed three 2-year terms and was thanked for her participation as the chair of the membership committee. Under her direction, membership has almost doubled to 800 member households. Pete was liaison to the nature committee and arranged for a trails assessment plan for Lake Park.
9. Executive Advisor to the Milwaukee Preservation Alliance Jeremy Ebersole’s talk “The Future of Ravine Road: The Role of Historic Preservation Agencies”.
  - a. While historic preservation is one of many considerations, the ultimate decision is more than just a vote. Because of these designations, there are certain processes that have to be followed, under the law, regarding any changes.
  - b. Relative to the road itself, it can be demonstrated that the road was part of the original Frederick Law Olmsted circulation design for the park, allowing visitors to access lakeshore from park itself and was intended for vehicular traffic when designed.
  - c. This is the LOCAL process:
    - i. Park is within a historic district.
    - ii. All exterior changes must receive Certificate of Appropriateness from Historic Preservation Commission as part of public process.
    - iii. Decisions are made based on guidelines. "Lake Park still exhibits many features of the Olmsted scheme including the pathways and bridges, sculpture and plantings. Every attempt should be made to maintain the historic vehicular and pedestrian circulation system in the park including drives, paths, stairways, and bridges." In this case modifications to footprint of roadway (widening, moving, removing) or removal of vehicular traffic beyond temporary would trigger review.
    - iv. Changes governed by District Guidelines
    - v. Appealable to Zoning and Neighborhood Development Committee
    - vi. Final approval at Common Council. The "Milwaukee County Parks and Parkways Historic Properties Management Plan" from 2013 is 117pg doc w/guidelines for County regarding decision making about historic resources within parks, which among other things, specifically notes the requirement to comply with Historic Preservation Commission rules regarding Lake Park:  
[https://www.milwaukeepreservationalliance.org/uploads/1/0/9/1/109120665/milw\\_co\\_historic\\_properties\\_management\\_plan.pdf](https://www.milwaukeepreservationalliance.org/uploads/1/0/9/1/109120665/milw_co_historic_properties_management_plan.pdf)
  - d. This is the STATE process:
    - i. The park already has National Register of Historic Places designation. This is the only “curvilinear pleasure drive” that remains fully open to vehicles.
    - ii. The kind of additional processes that are required depends on where funding comes from. Previous funds spent on the bridge have no bearing. Money needs to be spent on current project (changing the road from vehicular to pedestrian) to make alterations going forward.
    - iii. Altering the characteristics of the historic property that cause the property to be eligible for, or listed in, the State or National Register of Historic Places...in convo w/Kay Romanin, Compliance, “We would not need to review simply the change in the road's designation from cars to pedestrians/bikes.” Because use change doesn’t impact physical nature of park

and is reversible. Focus is on landscape impact so things like speed bumps on road itself may not require review but signage, alteration of footprint, yes. Nevertheless, any project should be submitted with actual details for review so State Historic Preservation Organization (SHPO) themselves can make final judgment.

iv. Send to SHPO for review of whether there is adverse effect.

v. Negotiations to avoid, minimize, or mitigate effects...can't stop but must consult and mitigate at very least.

vi. More info: <https://www.wisconsinhistory.org/Records/Article/CS15284>

e. This is the FEDERAL process:

i. Consultation requirements governed by Section 106 of NHPA of 1966

ii. Very similar to State process if Federal funding/permits involved

iii. Requires consultation with interested parties

10. Adjournment – **Brenda Wood made a motion to adjourn the meeting, Cathy Jakicic seconded and the meeting was adjourned at 7:55 p.m.**

Minutes submitted by Ann Wollmer, Administrator

Minutes reviewed and accepted by Jan Uebelherr, Cathy Jakicic, Don Cramer and Anne Hamilton.