BUILDING & DEVELOPMENT COMMITTEE
OF
THE LIBRARY BOARD OF TRUSTEES

MEETING NOTICE AND AGENDA

Thursday, November 5, 2026
8:00 a.m.

Virtual via Microsoft Teams:
Meeting ID: 231 782 500 696 61
Passcode: TN66EW9a

Dial in by phone
Phone number: 414-251-0392
Phone conference ID: 565 444 293#

Committee Members: Chair Michael Morgan, Vice-Chair Ald. Larresa Taylor, Matt Kowalski, Teresa Mercado, Katie Sanders, Jennifer Meyer-Stearns, Secretary, Rebecca Colby, Secretary's Assistant (414) 286-3021

1. **Approval of the Minutes**. The Committee will review the minutes from the September 3, 2026 meeting.
Attachment A, page 2

2. **Facilities Projects Update**. Library Facilities Manager PJ Woboril will present an update on the current facilities projects.
Attachment B, page 12

3. **Midtown Update**. Library Construction Projects Manager Yves LaPierre will present an update on the Midtown project.

4. **LEED Gold Standard Certification**. Interim Library Director Jennifer Meyer-Stearns will share information about the City's LEED Gold certification.

Persons engaged in lobbying as defined in s. 305-43-4 of the Milwaukee Code of Ordinances are required to register with the City Clerk's Office License Division. More information is available at www.milwaukee.gov/lobby or by calling (414) 286-2238.

Please be advised that members of the Milwaukee Common Council who are also members of this body may attend this meeting. In addition, Common Council members who are not members of this body may attend this meeting to participate or to gather information. A quorum of the Common Council or any of its standing committees may be present, but no formal Common Council action will be taken at this meeting.

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities. Make requests to the Library Director's Office at (414)286-3021, 286-2794 (FAX), or Central Library, 814 W. Wisconsin Ave., Milwaukee, WI 53233 Attn: Accommodation Request.

814 W. Wisconsin Ave. • Milwaukee, WI 53233 • 414-286-3020

MILWAUKEE PUBLIC LIBRARY
BOARD OF TRUSTEES
BUILDING & DEVELOPMENT COMMITTEE
MINUTES

Thursday, September 3, 2026

Video Conference via Microsoft Teams

PRESENT: Michael Morgan, Teresa Mercado, Jennifer Meyer-Stearns

EXCUSED: Ald. Larresa Taylor, Matt Kowalski

STAFF: Tim Fluhr, Ha Hoang, Melissa Howard, Dan Keeley, Yves LaPierre, Rebecca Schweisberger, Jessica Wolf

OTHERS: Budget and Policy Division: Nathaniel Haack

Chair Michael Morgan called the MPL Board of Trustees Building and Development Committee meeting to order at 8:03 a.m. on September 3, 2026 without a quorum present.

1. **Approval of the Minutes**. Chair Morgan entertained a motion to accept the minutes from the May 7, 2026 meeting. Trustee Taylor moved approval of the minutes and Trustee Mercado seconded. Motion passed.

2. **Current Projects Update**. Library Facilities Manager PJ Woboril presented and update on the fire alarm system and masonry projects. The fire alarm system at Central Library is progressing well and work has been completed on the Tiers 1-3 and Floors 3-4. Work is ongoing in the remaining areas and is expected to be completed by the end of the year. The contract award for Phase 1 of the masonry project was awarded to Building Restoration Corporation. The scope of Phase 1 includes repairs to a parapet wall around the outside of the original building and two eagle statues that flank the rotunda. The eagles will be removed from the building and restored in a workshop. Photos of the areas are attached to these minutes. Informational item.

3. **Midtown Update**. Library Construction Projects Manager Yves LaPierre shared an update on the Midtown project. MPL is working with Engberg Anderson architects to evaluate the building and develop preliminary plans for the space. The Department of Public Works is performing an assessment of the current building and identifying potential tenants. Community engagement and stakeholder outreach will begin in fall 2026. Informational item.

4. **2027 Budget Capital Request**. Library Director Jennifer Meyer-Stearns reviewed the 2027 City budget capital request. Capital projects for 2027 include: repairs to the Central Library Wells Street deck infrastructure and tiers and planning for the Midtown project. Results from the fundraising feasibility study will be shared at an upcoming Board meeting. MPL will request approximately $3M in capital funding for these projects. Informational item.

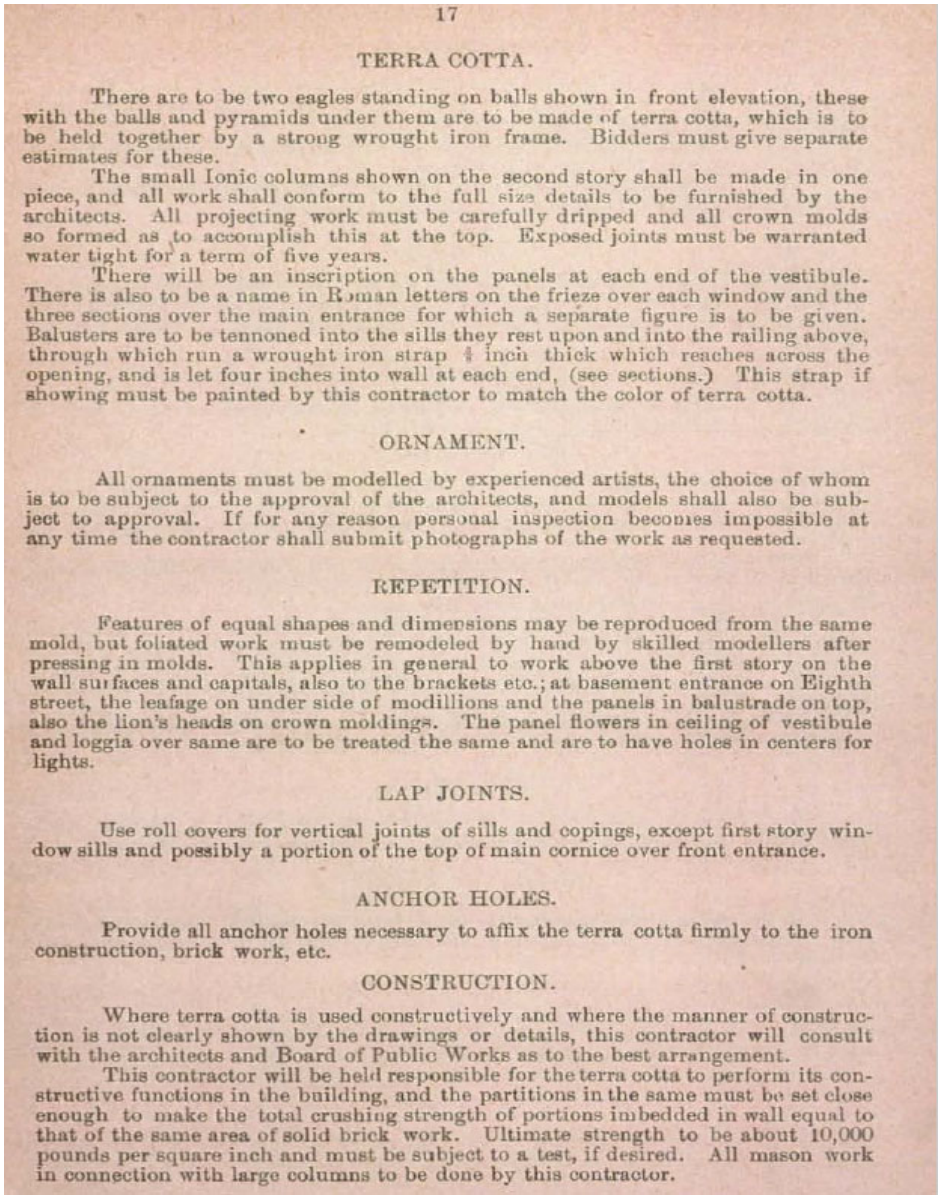
The meeting of the Milwaukee Public Library Board's Building & Development Committee was adjourned at 8:32 a.m. on September 3, 2026.

MILWAUKEE
PUBLIC LIBRARY

Eagles on exterior of MPL Central Library

From the MPL Wiki:
"The only exceptions to the stone carving were the two gigantic eagles flanking the dome at the roofline. Their bodies were modeled in terra cotta and their wings were cast in bronze."
Source: Zimmermann, H. Russell, *Magnificent Milwaukee: architectural treasures, 1850-1920*, 720.977595 Z74, p. 258

The reference to terra cotta is confirmed in:
Source: Ferry & Clas, architects, *Specifications for the building of the public library and public museum for the city of Milwaukee*, 022.3 F39, p. 17



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TERRA COTTA.

There are to be two eagles standing on balls shown in front elevation, these with the balls and pyramids under them are to be made of terra cotta, which is to be held together by a strong wrought iron frame. Bidders must give separate estimates for these.

The small Ionic columns shown on the second story shall be made in one piece, and all work shall conform to the full size details to be furnished by the architects. All projecting work must be carefully dripped and all crown molds so formed as to accomplish this at the top. Exposed joints must be warranted water tight for a term of five years.

There will be an inscription on the panels at each end of the vestibule. There is also to be a name in Roman letters on the frieze over each window and the three sections over the main entrance for which a separate figure is to be given. Balusters are to be tennoned into the sills they rest upon and into the railing above, through which run a wrought iron strap ¾ inch thick which reaches across the opening, and is let four inches into wall at each end, (see sections.) This strap if showing must be painted by this contractor to match the color of terra cotta.

ORNAMENT.

All ornaments must be modelled by experienced artists, the choice of whom is to be subject to the approval of the architects, and models shall also be subject to approval. If for any reason personal inspection becomes impossible at any time the contractor shall submit photographs of the work as requested.

REPETITION.

Features of equal shapes and dimensions may be reproduced from the same mold, but foliated work must be remodeled by hand by skilled modellers after pressing in molds. This applies in general to work above the first story on the wall surfaces and capitals, also to the brackets etc.; at basement entrance on Eighth street, the leafage on under side of modillions and the panels in balustrade on top, also the lion's heads on crown moldings. The panel flowers in ceiling of vestibule and loggia over same are to be treated the same and are to have holes in centers for lights.

LAP JOINTS.

Use roll covers for vertical joints of sills and copings, except first story window sills and possibly a portion of the top of main cornice over front entrance.

ANCHOR HOLES.

Provide all anchor holes necessary to affix the terra cotta firmly to the iron construction, brick work, etc.

CONSTRUCTION.

Where terra cotta is used constructively and where the manner of construction is not clearly shown by the drawings or details, this contractor will consult with the architects and Board of Public Works as to the best arrangement.

This contractor will be held responsible for the terra cotta to perform its constructive functions in the building, and the partitions in the same must be set close enough to make the total crushing strength of portions imbedded in wall equal to that of the same area of solid brick work. Ultimate strength to be about 10,000 pounds per square inch and must be subject to a test, if desired. All mason work in connection with large columns to be done by this contractor.

From a list of contractors in the Historic American Building Survey (HABS) for this building: http://www.loc.gov/pictures/item/WI0088/ we find on page 3 that Northwestern Terra Cotta Company of Chicago was the firm that supplied the eagles. On page 4 of this same document, Frank Steven is listed as one of the stone carvers for the building but not in connection with the eagles.

However, thanks to research done by Brian Jacobson (local writer and photographer) we have learned that the terra cotta eagles were sculpted by artisan Frank Stevens.
Source: *Doings in Grain at Milwaukee*, 381 C438, Volume VI, Number 4 (May 1917) p. 8

DOINGS IN GRAIN at MILWAUKEE



Patriotic Emblem Adorning Milwaukee Public Library

Milwaukee is proud of her Public Library Building, and its extreme beauty of architecture is admired by visitors from all parts of the world.

Its crowning adornment is the great globe and American eagle which surmount the roof, lending an imposed appearance to the structure.

The eagle has a spread of the wings of 11 feet, and the distance from the base of the globe to the Eagle's head is 15 feet.

The sculptor is Frank Stevens.

CHAMBER OFFICERS TO CO-OPERATE

The Board of Directors of the Milwaukee Chamber of Commerce held a special meeting on April 23rd, and unanimously adopted the following resolution:—

"WHEREAS, We are now face to face with the perils and uncertainties of war, a situation demanding the entire and undivided loyalty of our people—not only a loyalty of sentiment, but a constructive and practical loyalty as well, and

"WHEREAS, the men who handle the grain and grain products of America have a high duty to perform in aligning themselves with the forces now working in various ways for the adequate protection of American interests, a duty which is supremely important because is concerns the food supply of the nation, and its proper conservation and distribution.

"THEREFORE RESOLVED, That is be the sense of the Board of Directors of the Chamber of Commerce of the City of Milwaukee, in special meeting assembled this twenty-third day of April, 1917, that in this critical time the hands of our Government should be upheld, and the people should come forward with such aid as they may be able to render, so that the United States may find itself thoroughly organized and equipped, and every industry prepared to co-operate with the Government; and that this Chamber of Commerce offers its services in this behalf, and pledges its support to any measures that may be proposed having in view the proper and necessary care in safeguarding our food supply—equitably distributing it, and wisely conserving it against the future."

Copies of this resolution have been sent to the President of the United States, to the Secretary of Agriculture, the Interstate Commerce Commission and the Council for National Defense.

A Patriotic Cow

There is one cow in Wisconsin that we know of, that ought to receive a pension from the United States Government.

She is owned by Louis Mierow, of Brookfield,

Note: The HABS said "Frank Steven" and the *Grain Doings* page said "Frank Stevens." The 1897 City Directory says Frank Steven.

Central Library | 814 W. Wisconsin Avenue, Milwaukee, WI 53233 | mpl.org

Future of the Capitol Library Branch

City of Milwaukee



Building and Development Committee – September 3, 2026

- Engberg Anderson Architects
  - Create Workplan
  - Building evaluation and schematic designs
- DPW Building Condition Assessment – Oct. 2026
- Community Engagement Fall 2026:
  - Outreach to Stakeholders
  - Listening Sessions
  - Workshops
  - Focus Groups
- Developer Housing Construction Fall 2026
- Winter/Spring 2027 Final Library Plans and Construction Pricing
- Summer/Fall 2027 – Construction bidding and groundbreaking

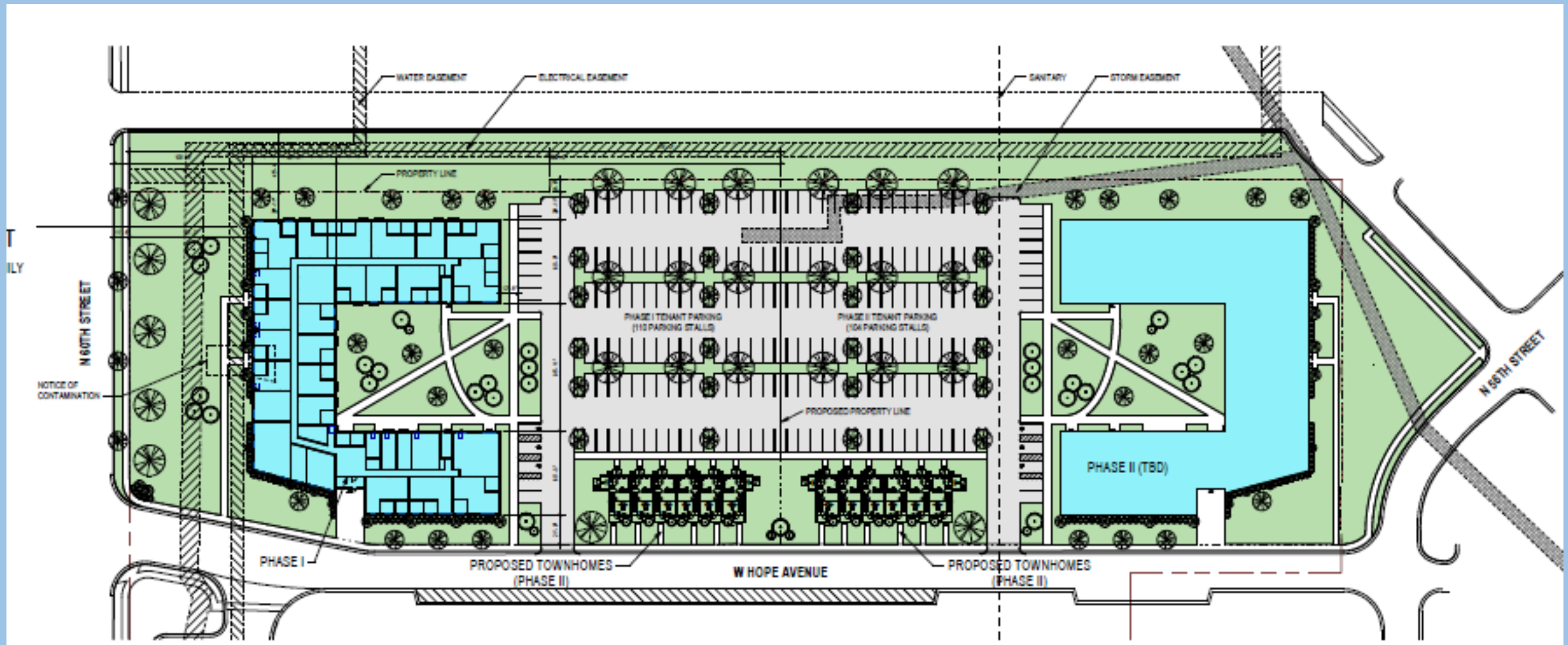


CAPITOL/MIDTOWN BRANCH REDEVELOPMENT

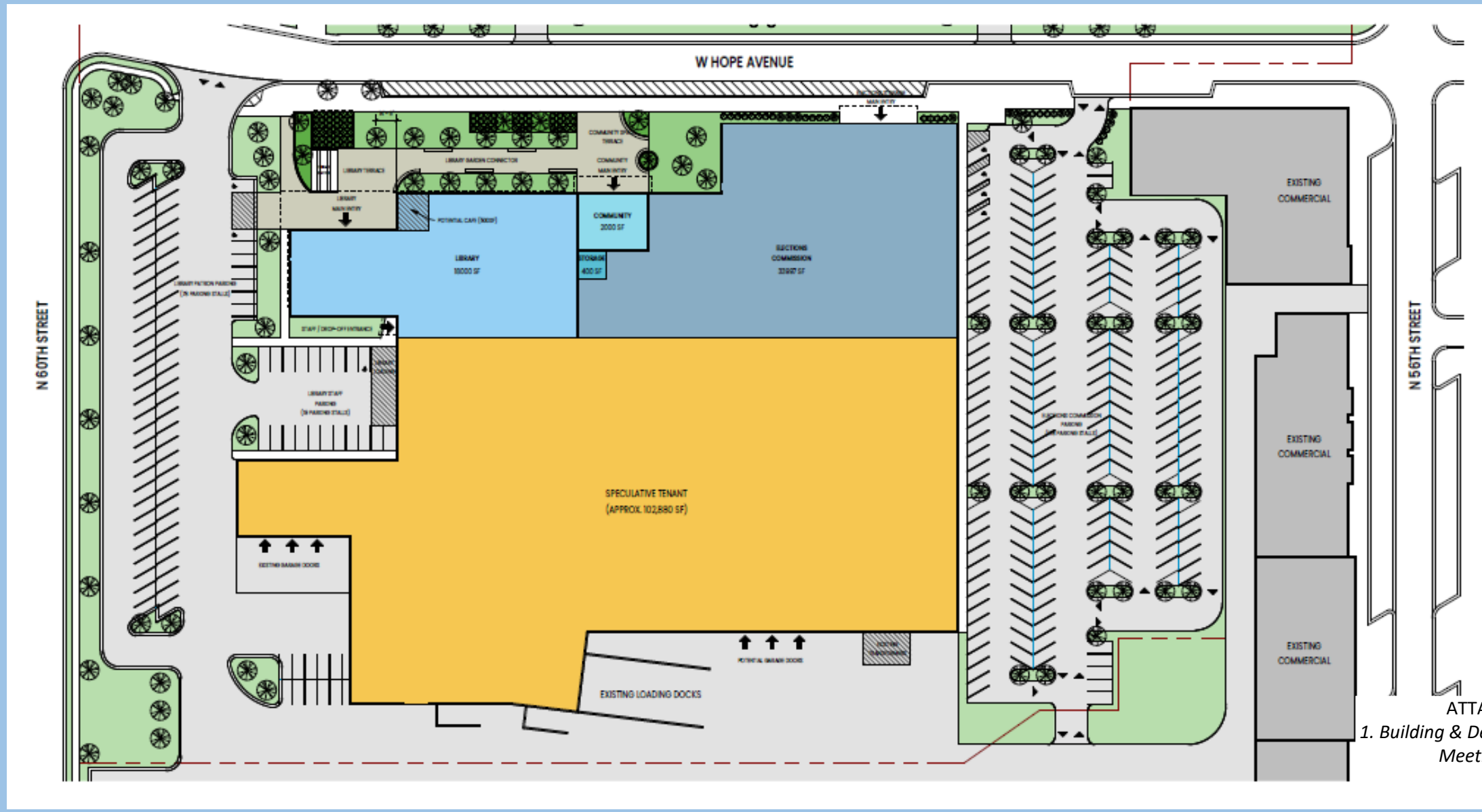
Building and Development Committee – September 3, 2026



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Building and Development Committee – September 3, 2026

Midtown Info Sheet – July 15, 2026

The Capitol branch was built in 1964 and renovated in 1995. It is the third oldest branch in the MPL system and one of the smallest branches. Two RFPs for the redevelopment of the Capitol branch were issued in 2018 and 2019 with no actionable proposals. The Capitol site's redevelopment is challenged by the small lot size of the current location and no acceptable sites in its service area for a mixed-use development similar to the new MLK branch.

The Midtown site offers an opportunity for a new library similar to MPL's recently redeveloped branches. This is also an opportunity to revitalize Midtown Center. A new MPL Midtown branch would be co-located in the former Walmart building with another municipal use with frontage on Hope Avenue (50,000 SF Total). A large, self-storage retail tenant would be located at the back of the former Walmart building (Total 100,000 SF). Across Hope Avenue the Gorman Company will be developing 100 apartments in 2026 with another 100 apartments in a second phase.

Midtown Location
1.3 miles east of Capitol Branch. 2.6 miles west of Atkinson Branch
Midtown = 17,000 to 18,000 SF branch with space for large community room, early voting and makerspace. 90+ parking spaces. 11 million estimated cost for new library at Midtown.
Capitol = 12,777 SF branch and 30 parking spots. Renovation costs estimated at 6 million (7.5 million with a 2000SF addition on west side of current building)
Midtown has similar walk scores and bus access to Capitol branch

Aldermanic Representation

Atkinson	**District 1 – Andrea Pratt**	**Rufus King Neighborhood**
Capitol	**District 10 – Sharlen Moore**	**Dineen Park Neighborhood**
Midtown	**District 2 – Mark Chambers**	**Capitol Heights Neighborhood**

Next Steps
Assessment of former Walmart building by the Department of Public Works
Engberg Anderson has been recruited for Architectural and Engineering services at Midtown
Community Engagement

CAPITAL PROJECTS 2026

Updated 11/4/2026

Current Projects:

Project: MPL-C24-012 – ($204,668) Central C-Cure 9000 Upgrade (Access Control)
Contractor: JCI

Project: MPL-C25-009 – ($2,986,150)+($20,000)+($48,000)MPL Central Fire Alarm Upgrade
Contractor: Wil-Surge Elec, IBC Engineering, Concord Group

Project: MPL-C26-006 – ($117,100) Central Library - Metasys controller upgrades
Contractor: JCI

Project: MPL-C26-007 – ($439,292) Central Library - Masonry Restoration Phase 1
Contractor: Engineer: GRAEF, Concord Group

Future:

Project: MPL Central Library - Masonry Restoration Phase 2 (RFP ongoing)
Contractor: Funded 2026 - Engineer: GRAEF, Concord Group

Project: MPL Central Library Terrace Repair Design
Contractor: Requested 2027 – ($1,000,000)

Project: MPL Zablocki Library Window Replacement Design
Contractor: Requested 2027 – ($2,000,000) will request again in 2028

Project: MPL Central Library – Rotunda and Centennial Hall Paint Restoration
Contractor: Requested 2027 – ($275,000) will request again in 2028