

# MINUTES

## Board of Trustees Meeting

April 7, 2010 Marcia Coles Community Room Lake Park Pavilion

### Announcement of upcoming events

#### Public Input Sought on Milwaukee River Greenway Overlay Zone

To review the draft ordinance, please go to Alderman Kovac's web page – [www.milwaukee.gov/district3](http://www.milwaukee.gov/district3). •

City Plan Commission – (overlay file) 1:30 p.m. on Monday, May 3 - PUBLIC HEARING  
(809 N. Broadway in the first floor boardroom). • Public Works Committee (storm water and forestry files): 9 a.m. on Wednesday, May 12 (City

Hall room 301-B). • Zoning, Neighborhoods and Development Committee (overlay file): 9 a.m. on Tuesday, May 18 (City Hall room 301-B). • Common Council (projected -- final approval of all files): 9 a.m. Tuesday, May 25 (Common

Council Chamber at City Hall).

#### Alderman Nik Kovac 3rd District Town Hall Meetings

Thursday, May 13, 6:30 p.m. Falcon Bowl on Clarke & Fratney Wednesday, May 19, 6:30 p.m. Riverside High School auditorium If you have any questions, please call 414.286.2221.

#### Wright & Like 2010 Saturday June 5, 9am – 5pm

(<http://207.250.124.187/WrightLikeTour/2010RacineKenosha.aspx>) North Point Lighthouse Fundraiser Friday June 25, 2010

(Contact May at 414-332-NPLH or 414-332-6542)

1) Call to order: 7:09 p.m. Absent/Excused: Mary Beth Geraci, Larry Presberg, Michael Barna, Maria Costello, Jeff Jordan, Pat Small, Camilla Avery, Mark Falci, Sandra McSweeney

2) Guest Speakers: Nik Kovac introduced John Rossetto, owner and business manager of Transfer Pizza (101 W. Mitchell St.). John and his business partner are opening a new restaurant on Downer Avenue in the Coffee Trader building. The name of the restaurant is Via. The menu will be similar to the one at Transfer Pizza and will include pasta dishes and a full bar. Via is expected to open sometime the first part of May. There will be no delivery. Carry-out is possible after the restaurant is open for a while and after the kitchen and service is running smoothly. They will have acoustic music. There will be about 90 to 95 seats. In warm weather there will be tables with approximately 36 seats outside. Via will be open 7 days a week and will open at 11:00 a.m. The kitchen will close at 10 Monday through Thursday and 11 or 12 the rest of the week. The owners are considering piped music for the outside patio, but that is still in the planning stage and the owners will take into consideration neighbors' concerns.

Mary Dziewiontkoski, Milwaukee Department of Public Works Project Programming: Terrace Avenue is being repaved. The city designers looked at the intersection at the top of St. Mary's Hill and the Water Tower and suggested changing the intersection so that the corners line up. Mary said there has been only one accident at that intersection. She came to HWTN to survey what the neighbors want. If the neighbors don't want the change they will leave the intersection as is. The suggest by the city is to move the corner on the west side of the intersection about 50 feet north. The intersection is in the historic district and any changes need to be approved by the Historic Preservation Commission. One comment was made that the change might make it safer for bike riders. At the HWTN meeting the following concerns were expressed: Aesthetics (Symmetry, Negative effect on park-like drive)  
Increased speed Negative effect on traffic calming Increased cost – estimated to be approximately \$20,000  
Tighter turn Removal of a tree

Dawn McCarthy moved and Barbara Elsner seconded the following motion: HWTN should convey to the city that the HWTN neighborhood association supports the intersection at the Water Tower Park retain the current orientation and the lighting remain the same as it is.

Jeff Bentoff tabled the motion until the illustration of the plan could be examined by all of the trustees in attendance. Discussion: Alderman Kovac agreed that the change at the intersection would change the

symmetry and that the current intersection is traffic calming. It's a unique view and people should slow down to appreciate it.

Alderman Kovac suggested that we might want to amend the motion because the lighting at the intersection may also be changed. The current lighting is below the minimum wattage. Columbia St Mary's has expressed concern about the lighting. The options are the cobrahead lights, the same harp lights – but more (might require outside funds), or harp light at 30 feet height, hanging, similar to the rest of North Avenue. Alderman Kovac said the city has concerns about liability and it would be cheaper to make the change now while the street is being dug up for repaving. Otherwise, there are no complaints about the lighting. Jeff Bentoff suggested that the plan should be more holistic and should include the Water Tower Park which is no longer as stately as it once was. The HGA architect firm, and Jim Shields, has offered to do a complementary review and to make suggestions.

Alderman Kovac wanted to know if anyone would like more light. No one at the meeting asked for more light.

The motion carries.

Alderman Kovac discussed the proposals for workforce housing in the 3<sup>rd</sup> District, to be financed with WHEDA tax credits. There are 5. They are Mercy Housing at the US Bank parking lot, Prospect Mall, Gallun Tannery, North End Phase II, and on land west of the Pick & Save on Ogden. The lack of other financing is driving these applications to WHEDA for tax credits. Alderman Kovac said that the majority of neighbors that he has heard from do not want the city parking lot at the US Bank to be sold to Mercy Housing. Mercy Housing is still proceeding but there is not the original urgency because the deadline for WHEDA applications has passed, and the city has not yet approved, even on contingency, selling the parking lot to Mercy Housing.

At Prospect Mall the application is for a 6 story building – 5 stories of housing and first floor retail - and partnering with Common Bond. A zoning change would be needed for that location.

The Gallun Tannery would preserve the historic building. There would be 80 workforce units. The plan calls for more surface parking than the city wants. Alderman Kovac would consider allowing the surface parking if it would preserve the building. Mandel's North End Phase II would not require a zoning change. It would include 30 workforce units and 90 market rate units.

The site west of the Pick & Save would not require a zoning change.

Mercy Housing wants to proceed over the next 3 months. When asked Alderman Kovac said that WHEDA, when approving tax credits does consider current vacancies and need in the area, and considers neighborhood concerns. WHEDA wants the proposal to be viable. They want their investment returned. Alderman Kovac did not write a letter of support to WHEDA for any of the applications because none of the projects have been presented to the neighbors of those locations.

WHEDA makes the decision on applications in June.

Concerns expressed at the meeting included foreclosures in the area, indicating a lack of need of more housing, neighbors have no information about the projects except that they are seeking financing with WHEDA tax credits, new dorms are taking students from rental housing – again indicating a lack of need of more housing, increased crime, traffic, and parking and unsightly parking structures. Alderman Kovac was asked about the drug and prostitute activity near the Woodstock Rehab center. Alderman Kovac said that neighbors should take down license plate information and report to the police. Peter Graber is the MPD District 1 Liaison ([pgrabe@milwaukee.gov](mailto:pgrabe@milwaukee.gov) or 414-935-7701) and will be the guest speaker at the June HWTN meeting.

3) Minutes : Joe Libnoch moved and Adrienne Houck seconded a motion to accept the minutes. Motion carries.

4) Reports of Officers \_

## President's Report

### New Membership Committee members

Laurel Maney and Lise Sadagopan were nominated to the Membership Committee. Dawn McCarthy moved and Jennifer Renquist seconded a motion to approve the nominations. Motion carries.

### Treasurer's Report – Treasurer Adrienne Houck read the highlights of the financial statements

Membership Vice President Report – Thea Kovac reported that the membership directory is finished and will be emailed or mailed. There are currently 150 paid memberships (Individual and Family).

### Other Officer Reports - none

## 5) Committee Reports – Buildings & Institutions

Mercy Housing proposal for housing development on Farwell – Dawn McCarthy reported that B&I discussed the Mercy Housing project at the March 16<sup>th</sup> meeting. The committee decided that the letter sent by HWTN to Alderman Kovac on March 4, 2010 regarding the rushed process was sufficient at the time because the City Parking Lot Land Sale (File #091514) had been taken off of the Public Works agenda. Alderman Kovac had already answered other questions about the Mercy Housing proposal.

Bradford Beach House proposed renovations and summer schedule – Dawn went to the Lakefront Development Advisory Commission meeting on March 9, 2010 and the B&I committee also met with Chuck Ward and Leslie Montemurro on March 16<sup>th</sup>. The contract for the Bradford Beach house is with G1 (Todd Gawronski) and partners MJE, and Milwaukee County and runs from 2009 to 2019. The contract requires G1 to invest \$100,000 in improvements over the first 3 years. There have already been improvements in 2009 including painted hand rails, expansion of food and beverage services, and creation of 2<sup>nd</sup> floor cooler space. The improvements for 2010, according to Chuck Ward, will be infrastructure such as restrooms, electricity, plumbing and exterior security lighting. The plans for a deck were designed by UWM architecture students under the Community Design Services. The B&I committee was assured that any construction plans will go through the proper public process to include the Historic Preservation Commission (HPC) and the Lake Development Advisory Committee (LDAC). The proposed deck is to the north of the Bath/Beach House. It would not be attached and is over sand. It is designed to have a lower profile so that it doesn't obstruct lake views. The deck would provide an additional seating area. It would not be restaurant seating. The goal is to start the deck in 2010.

Programming for this summer includes 5 amplified events at this time. The contract allows up to 6 amplified events. Music will face east, toward the lake and away from residents. In addition to the G1 contracted events there is a Pathfinders BED Charity event and on June 12<sup>th</sup> a Blue Angels Air and Water Show from 11 am to 4 pm. The Blue Angels will practice on Friday, June 11<sup>th</sup> at around 3 p.m. New this year is Music by the Fire on Thursdays and Sunday Fundays from June 17<sup>th</sup> to September 26<sup>th</sup>. Jim Barry has expressed concern that Music by the Fire honor the commitment to be acoustic music. Transfer Pizza plans for Downer Avenue – covered by John Rossetto earlier in the evening.

### Other committee reports

Jeff Bentoff on 3DNA: The neighborhood associations do not want the Mercy workforce housing. HWTN may want to take a formal position at the May meeting. A member suggested that HWTN ask Alderman Kovac to give our neighborhood association all of the information that he has on these proposed workforce projects. Now our association is forced to be in a reactive position rather than a proactive position.

Jeff Bentoff agreed to contact Alderman Kovac about getting information to Sandra McSweeney, the chair of the B&I committee.

### Unfinished Business New Business

## 8) Announcements

┆ UWM COAST program update – Andrew Knuth Andrew announced the COAST Hunger Clean-up day on 4/24/10. There will be a Chili cook-off afterwards. For more information: <https://www.aux.uwm.edu/nho/>

┆ Upcoming meetings – John Eastberg, the Senior Historian at the Pabst Mansion will speak about the history of the North Point Historic District. Jeff Bentoff is also speaking to Todd Gawronski and Chuck Ward about coming to the May meeting to answer questions about the Bradford Beach House plans.

9. Adjournment: Adrienne Houck moved and Jennifer Runquist seconded a motion to adjourn. Motion carries. Meeting adjourned 8:53 p.m.

These meeting minutes constitute the author's understanding of the issues discussed and the decisions reached.

Please contact the undersigned with any additions, deletions or changes.

Prepared by, Dawn McCarthy  
Secretary, HWTN