

MINUTES OF SPECIAL MEETING OF THE COMMON COUNCIL
Held in conjunction with the South Milwaukee Community Development Authority and Plan
Commission held in Common Council Chambers of the Administration Building, 2424 15th Avenue
July 29, 2013 – 6:30 p.m.

COUNCIL MEMBERS: Alderperson Van Dusen, Alderperson Maass, Alderperson Navarro, Alderperson Stoner, Alderperson Pieper excused, Alderperson Bukowski excused, Alderperson Brooks, Alderperson Bartoshevich

CDA MEMBERS: John Lange, David Kieck, Ald. Pat Stoner, Joseph Weirich, Ed Magnuson, Brad McKendry, and Alderperson David Bartoshevich.

PLAN COMMISSION MEMBERS: Brett Briesmeister, Richard Kopaczewski, Dave Freidrich, Tom Schulz, Alderperson Bartoshevich and Mayor Zepecki

Also present: South Milwaukee Common Council, South Milwaukee Plan Commission, CDA Executive Director Danielle Devlin, City Attorney Joseph Murphy, City Engineer Kyle Vandercar and other interested parties.

1. Following a call to order of the Common Council by Mayor Zepecki, Chair Lange called the joint meeting to order at 6:30 p.m. with a roll call of the CDA.
2. Item 3. John Lange introduced Chris Gallagher and Shane Grandbois from Epstein Uhen Architects who were present to conduct a work session with the goal of developing a consensus for the design of the Madison Avenue redevelopment project. Chris displayed a slide show reflecting several options of form, massing and density for the site. Following the slide show Chris and meeting attendees discussed issues with the site such as parking ratios, setbacks, urban form and massing. Chris stated that density measured in units per acre is no longer typically used as a measurement in urban redevelopment projects but more frequently bedrooms in units and the form/mass of a building. Higher unit counts allow for more expensive construction such as underground parking, particularly in areas where rents are not higher than median. Chris stated that typical parking counts are 1 to 1.5 per unit and driven by the market in order to create cost effective parking options for redevelopment projects in more urbanized areas like downtowns. He said that developers should be asked to justify their parking counts as they typically have based it on their desired demographic market. He stated that in all but the highest rent areas, projects can only proceed with some kind of equity assistance such as TIF or tax credits.

Issues presented in the slide show were discussed by members of the CDA, Common Council and Plan Commission. Chris Gallagher discussed the problems with other use categories of redevelopment for the area and that multi family also serves to move people into the downtown who will demand services from existing merchants. Mayor Zepecki stated that he might prefer to see a proposal with 1 and 2 bedroom units in a three story building with hidden parking and contemporary amenities.

3. **Bartoshevich moved, Kieck seconded to adjourn. All voted aye. Meeting adjourned at 8:32 p.m.**