

Historic Brewers Hill Association (HBHA)
Minutes of the Special Meeting
April 4, 2017

I. Call to Order

Ms. Booth, President, called the meeting to order at 6:00PM.

II. Roll Call

Board Members Present: Molly Booth, President; DeWayne Bishop, Treasurer; Ashley Booth, Larry Roffers, Rick McGuire, Scott Carlson, Jamison Klinkner; Auxiliary Board Members.

Board Members Absent: Terry Mambu Rasch, Vice President; Dan Olson, Secretary; Sarah Nowak, Auxiliary Board Member.

Meeting Presenters: Terrell Walters, Royal Capital Group;

Meeting Attendees: 20 Members (Bill Treichel, Gregg Prossen, Nancy Ketchman, Kristin Labs, Trevor Santarvis, Jennifer Johnson-Tomlinson, Amanda Edmondson, Brandon Preamble, Karin Luttinen Carlson, Nick Purvis, Brenda Purvis, Bruce Goodman, Elaine Schweitzer, Chris Rasch, Cheryl Milbauer, Fernando Martinez Vera, Aaron Birmbaum, Mark Goff, Nick Costello, and Roger Kocher) and 5 Non-members (Aaron Norris, Amanda Koch, David Hertel, Sarah Cameron, Ray Hill, MLK BID).

III. Announcements

Ms. Booth thanked everyone for attending the special meeting. She reminded attendees of upcoming events, including the April 8th Easter Egg Hunt and the April 29th Spring Clean-Up, and if anyone is interested in planting a tree, Carver Academy is distributing free seedlings. She also stated that if anyone is interested in learning about the HBHA and membership, to see Mr. Bishop.

IV. Royal Capital Group

Ms. Booth introduced the presenters, Mr. Terrell Walter and developer/owner of Royal Capital Group LLC and members of the Enberg Anderson architecture team. She stated Mr. Walters reached out to the Board of Directors the week of March 20th, asking to meet and discuss their proposed revisions to Block B & C. She continued that on March 24th herself, Mr. Bishop, Mr. Roffers, and Mr. McGuire met with Mr. Walter and after reviewing the proposed revisions, all agreed that the proposed revisions should be presented to the neighborhood for review and comment. She stated that there was not proper notice time to have Royal Capital on the March 28th regular meeting agenda, therefore the special meeting date of April 4th was scheduled. Ms. Booth asked that questions be held until after Mr. Walter's presentation.

Mr. Walter, Project Manager – Multi Family Housing of Royal Capital Group LLC, began his presentation by explaining The Hills Luxury Commons obtained their development approval from the Common Council for Block A and B on June 26, 2016. He stated that one of their developments in Madison, WI is utilizing a stacked flat approach with 2-3 bedrooms per unit.

Based on the success of this model, they reexamined The Hills Luxury Commons and felt this model could improve Block B and better address the concerns raised by the neighborhood with this phase of the development. He continued Block B will now consist of 30 total units, 15 2-bedroom + den unit and 15 3-bedroom + den, spread between three 2-story buildings. The proposed buildings will have walk-up units from each street frontage (Palmer, Brown, Hubbard), 1.53 parking spaces per unit, and 30 at grade/covered spaces and 16 surface spaces, contain a club house and outdoor play space/grilling area in middle of court yard, and be market rate apartments with rents ranging from \$1,800 - \$3,000 per month. He stated they intend to submit the application and plans to DCD on April 24th, appear before Plan Commission and Zoning and Development Commission in May, and Common Council on June 20th. If they secure approvals, they will submit their financing package to HUD and once approved, will begin construction of Block B in October 2017, with completion of Block B by July 2018 and Block A and C by October 2018. Mr. Walter clarified that no changes are proposed Block A. He also explained that the proposed changes include plans for Block C which consist of 7 owner-occupied townhomes.

Mr. Walter asked for questions from the audience.

The audience asked a variety of questions, summarized as follows: why live at these units compared to other downtown units; are there rooftop patios; is a glut happening in the apartment market; what is the distance between Block B building and Cobbler Loft building; what is the access behind Block C and gap between existing Shoeworks gate and Block C; will Block B be converted to condos; where is storm water being stored; what data suggests families will rent 3-bedrooms at those price points; explanation of building materials/design; charging for covered spaces; impacts of parking if 2-3 bedroom units are rented between 2-3 people per unit; like incorporation of club house and additional green space; appreciate that changes address concerns of neighborhood relating to density, amount of 1-bedrooms, and block of view sheds; design appears flat looking; and what is the percentage of each building material.

To address the questions, Mr. Walter responded that they are looking to capture young families and those who want to be close to downtown but in a neighborhood/community-oriented development, there will not be rooftop patios on the Block B buildings, they changed their financing to HUD-based and while the markets are somewhat volatile on 1-bedrooms, they feel confident of Block A unit mixture and the Block B reflects the demand that exists for 2-3 bedrooms, the amount of greenspace of Block B was increased and the amount of parking lot decreased from Cobblers view shed, the 20 foot easement between Block B and Cobbler Lofts (off Hubbard) will be maintained with green space, plantings, and pedestrian paths, due to financing requirements, Block B cannot be converted to condos until after 10 years, they will provide details on the material percentages; the design reflects a modern look using a mixture of brick, cementitious board, and wood, and for parking concerns, there are opportunities to expand onstreet parking along Palmer and Brown to reduce alternate/no parking areas.

Approved

As no other questions were asked, Ms. Booth thanked everyone for coming.

- V. Adjournment
The meeting adjourned at 7:00 PM.

Respectfully Submitted,

Molly Booth
HBHA President