

Mallery & Zimmerman^{S.C.}

A Limited Liability Service Corporation

731 North Jackson Street • Suite 900 • Milwaukee, Wisconsin 53202-4697
Telephone: 414-271-2424 • www.mzmilw.com • Facsimile: 414-271-8678

Thomas P. DeMuth
Direct Telephone: 414-727-6277
E-mail: tdemuth@mzmilw.com

January 11, 2011

VIA MESSENGER

Mr. Ronald D. Leonhardt
City Clerk
City Hall, Room 205
200 East Wells Street
Milwaukee, Wisconsin 53202

Dear Mr. Leonhardt:

RE: Jackson Street Management Appeal

This office represents Jackson Street Management LLC ("Jackson Street"). Pursuant to Section 320-21-11-f of the Milwaukee Code of Ordinances (the "Ordinances"), Jackson Street appeals to the Common Council the motion (the "Motion") of the Milwaukee Historic Preservation Commission (the "HPC") at the HPC hearing on January 10, 2011 regarding Jackson Street's application (the "Application") for a Certificate of Appropriateness ("COA") which was submitted to HPC on November 3, 2010 and supplemented on January 6, 2011. We believe that the Motion supersedes the HPC's December 13, 2010 motion (the "Prior Motion") regarding the Application. To the extent that Motion does not supersede the Prior Motion, Jackson Street also appeals the Prior Motion. The HPC failed to notify Jackson Street of the Prior Motion by certified mail within 15 days as required by the Ordinances. Ordinances § 320-21-11-f. Accordingly, Jackson Street exercises its appeal right absent the requisite notice.

The Motion (1) approves Jackson Street's request to restore or demolish the buildings located at 319-327 East Wisconsin Avenue and 625-633 North Milwaukee Street (collectively, the "Properties") in accordance with the Application, and (2) conditionally approves Jackson Street's request to construct improvements in accordance with the Application provided Jackson Street redesign the improvements to include a 15 foot setback on the top three floors of that portion of the building located on Milwaukee Street.

The setback condition causes Jackson Street serious hardship in completing the proposed development. The setback substantially increases the cost of the project. Moreover, the redesign

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will alter the interior layout of the development such that it will render the property unusable as a hotel.

Accordingly, Jackson Street appeals the HPC's Motion and Prior Motion (to the extent not superseded). Jackson Street requests a hearing before the Zoning, Neighborhood and Development Committee to continue its appeal expeditiously.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Thomas P. DeMuth

cc: James Owczarski (via Messenger)
Gregg C. Hagopian (via Messenger)