

December 8, 2008

To the Honorable Common Council  
Zoning, Neighborhoods and Development Committee  
City of Milwaukee

Dear Committee Members:

File No. 080928 relates to a change in zoning from Industrial Light (IL2) to Detailed Planned Development (DPD), on lands located on the North Side of East North Avenue and West of North Cambridge Avenue, at 1436 East North Avenue, for student dormitory housing, retail and other related uses, in the 3rd Aldermanic District.

This zoning change was requested by the Mandel Group Inc. and will allow for a mixed-use development including University of Wisconsin-Milwaukee student residential suites (to house approximately 700 students) with associated university housing amenities, and commercial space along East North Avenue. A total of 110 parking spaces will be provided as part of the development.

The building will be comprised of three wings; a long, primary wing along Cambridge Avenue (6 stories and approximately 65 feet in height) and two shorter wings to the north and south of the primary wing (4 stories and approximately 45 feet in height each). If solar panels are added to the primary wing, the height may reach above 65 feet.

The developer (Mandel Group), in conjunction with UW Real Estate Foundation and UW Student Affairs, held a series of four neighborhood working sessions to discuss various topics of the proposal. The four meetings covered topics including environmental initiatives, neighborhood safety and security, building design features and neighborhood retail, and traffic, transportation, and parking.

On December 8, 2008, a public hearing was held and at that time several people spoke both in support and opposition to the project. Supporters included owners of local companies who cited the great need for construction jobs, Ann Brummit of the Milwaukee River Work Group who stated that, though no formal vote has been taken, the majority of the group seems to be in support, Jim Plaisted on behalf of the East Side Business Improvement District (BID), representatives of local restaurants who are also interested in hiring future student residents, and local residents. Opposition came from residents of various neighborhood associations which are part of the 3<sup>rd</sup> District Neighborhood Association (3DNA). Concerns included the affects that 700 students would have on the surrounding neighborhood and the level of quality of life issues for current residents, including crime, litter, and damage to the primary environmental corridor. Since the proposed change complies with the Zoning Code and City plans for the area, the City Plan Commission at its regular meeting on December 8, 2008 recommended approval of the subject file, conditioned (at the request of Ald. Kovac) on obtaining written commitment from the University of Wisconsin-Milwaukee to guarantee that public access to the Milwaukee River will be designed and built, and that there will be an increase in presence of UWM police, University-sponsored COAST program, and that a program be established at the new dorm building for environmental education.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Nik Kovac