

Elmer, Linda

From: dawnhmcc@aol.com
Sent: Friday, February 15, 2008 2:26 PM
To: Elmer, Linda; planadmin; Murphy, Michael; Wade, Willie; Hamilton, Ashanti; damato@milwaukee.gov; Bauman, Robert
Subject: objection letter - #070963 ZND hearing Feb 18

To the honorable members of Zoning Neighborhood and Development:

Please register my objection to the DPD file #070963 for Downer Avenue. I believe that it is incorrect to say that a 7 story height on Downer Avenue was approved in GPD #060705.

Under (060705) Revised Exhibit A, Project Design Components, Residential Component – Hotel and Condominium, last paragraph page 3 and first paragraph page 4:

*Emphasizing the 3 story base of the building creates a direct relationship with adjacent buildings. Above the 3rd floor, the 11 story portion of the project is set back approximately 60 feet from Webster property line. It will appear as a separate building with its primary orientation in an east – west direction extending over the alley to **approximately 60 feet from Downer Avenue.***

Lower on page 4, under Ground Floor, the statement ***Existing Chancery to remain.***

Additionally the Surgery Center has gone from 3 floors to 4 floors.

The GPD did not allow for valet drop off at Downer Avenue.

These changes are not minor. There are now two towers where there had only been one. The location of the structure has moved significantly east. Vehicular circulation has moved from off street to on street to Downer Avenue.

The ordinance allowing for Detailed Plan Development Zoning requires that development be compatible with its surroundings and, most importantly, **CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN.**

After very extensive public comment and input the City of Milwaukee's Northeast plan has evolved. As one of the City's best preserved early twentieth century neighborhood commercial districts the vision for Downer Avenue is to preserve the European village character. According to the plan new development strategies should have guidelines that ensure any new business will complement the existing historic district with **CONTEXT SENSITIVE BUILDING DESIGN AND APPROPRIATE HEIGHTS.** The Northeast plan specifies that building heights be limited to six stories.

It is dangerous that this developer now interprets the approved GPD to mean that the allowed height ON **DOWNER AVENUE** is eleven stories.

I am a homeowner and a taxpayer. I own a historic house in historic Northpoint North. Residential zoning and the historic overlay zoning are designed to protect the investment of City of Milwaukee homeowners and taxpayers. If you approve this DPD before you today, which further eats away at the fabric of a historic district, you do a huge disservice to the people who have contributed to the stability

of the city for all of these years.

Thank you for your consideration,
Dawn McCarthy
2589 N. Lake Drive

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