

April 10, 2017

City Plan Commissioners
809 N. Broadway
Milwaukee, WI 53202

Dear Commissioners:

I am writing in regards to file #161590 regarding the proposed development at 1632 N. Franklin Place.

I attended a neighborhood public meeting for this development on Sept. 26th, 2016, which at the time the proposal included a 10-story tower on the site. Although removing the tower is a welcome achievement, the base of the building has increased from four to five floors, which still appears too dense when comparing this proposal's features with the Northeast Side Area Plan that the Milwaukee Common Council adopted on Sept. 1, 2009. Immediately adjacent to the property is a 3-4 story apartment building, and across the streets of Franklin and Arlington are a few blocks of mostly single family and 2-4 unit 3-story houses. The Housing Authority's building is obviously large, but something of that nature would not be allowed to be built under current standards. The Area Plan states that any infill development in this area should respect the existing neighborhood character and pattern.

Regarding the proposed exterior building materials, from the renderings, it is not clear how these materials look when applied to a building. It should be noted that most, if not all, apartment buildings in the neighborhood are built with brick.

This property should be developed and needs to be developed, but in a manner that is more sensitive to density, height and design that follows the Northeast Side Area Plan.

Sincerely,

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