

June 4, 2007

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

Dear Committee Members:

File No. 070123 relates to the change in zoning from High Density Residential (C9A(A)) to Detailed Planned Development (DPD) known as The Break Water Condominiums, on land located West of North Franklin Place and North of East Knapp Street, in the 3rd Aldermanic District.

This file would allow for construction of a 21-story residential condominium tower. The current plans total 104 units, ranging from one to four bedrooms each. The existing Christopher East Medical Center will be razed. A total of 180 parking spaces will be provided within the building located on the lower level, ground floor, and second level.

Building materials will include a granite and stone base with tempered glass panels at the base and cornice, white, precast concrete panels. Materials for the balconies include precast concrete decks painted white with wood decking and brushed stainless steel rails with tempered glass panels.

On June 4, 2007, a public hearing was held and at that time one person spoke in favor, and 3 neighbors spoke in opposition to the proposal. Concerns of the neighbors included the building height being out of character with the existing buildings, and the common wall that will be shared with one abutting land owner's one-story building. Since the proposed change is consistent with surrounding uses and City plans for the area, the City Plan Commission at its regular meeting on June 4, 2007 recommended approval of the subject file conditioned on 1. working with staff on the final building design; including the balcony design details and location, 2. revising owner's written narrative to include sign specifications and dimensions for wall signs and temporary construction signs, 3. addressing any Dept. of Public Works comments, 4. providing a dimensional site plan, and 5. requesting that the Alderman and developer hold a neighborhood meeting.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Michael D'Amato