

April 24, 2007

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

Dear Committee Members:

File No. 061527 relates to the change in zoning from Detailed Planned Development to General Planned Development, to be known as Rivianna, on land located on the North Side of South Water Street and East of North Broadway, in the 12th Aldermanic District.

This file will allow for a mixed-use development with 3, 11-story mid-rise buildings above a 5-story base building, including approximately 200 residential condominium units, an 81-suite boutique hotel, 10,000 square feet of retail, 463 parking spaces and a Riverwalk including 19 boat slips. This zoning change approves the permitted uses, density, height, and massing. The building design will be submitted for approval and will be heard at a later date.

In total, the Rivianna will be approximately 500,000 square feet and cost \$100 million. The Rivianna will consist of three 11-story structures, which will be linked at the base by 4 parking levels and a 2 level commercial/retail/restaurant area. The approximately 200 residential condos (The Residences @ Rivianna) will be studios, one- and two-bedroom units. An 81-suite hotel and life style boutique will also contain several business amenities. Approximately 10,000 square feet of retail space will be constructed, and live work units will be located along the Riverwalk.

On April 23, 2007, a public hearing was held and at that time several people were in support of the file, including a representative of the 5th Ward Neighborhood Association. One person spoke in opposition of the file, stating concerns regarding the noise related to the proposed waterfall and helicopter traffic. The developer's representative indicated that the noise from both would be minimal and further specifications would be provided at the detailed phase. Since the proposed change complies with the Zoning Code and City plans for the area, the City Plan Commission at its regular meeting on April 23, 2007 recommended approval of the subject file, conditioned on revising Exhibit A to fix inconsistencies with site statistics and Owner's Written Narrative.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Jim Witkowiak