

July 13, 2009

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

Dear Committee Members:

File Nos. 080320 and 080321 relate to the First Amendment to a General Planned Development (GPD), and the change in zoning from GPD to Detailed Planned Development (DPD) known as Rivianna, for the property located at 236 South Water Street in the 12th Aldermanic District.

This amendment will allow for the construction of three 15-story mixed use towers on a 3 to 4-story base. Common Council previously approved a zoning change to permit three, 15-story, mixed use residential towers on a 3-4 story base, for a total of 18 stories from East Pittsburgh and North Water Street sides and 19 stories from the Rivianna Court and Milwaukee River sides. These zoning changes will approve the building design details and up to 186 residential units, a hotel with up to 236 guest rooms, accessory parking structure, and first floor office, retail/commercial, and other services to accommodate the residents and hotel guests.

On July 13, 2009, a public hearing was held and at that time people who were both in support and opposed to the proposed development spoke. A few residents from neighboring condominium buildings stated that they felt the proposed development was too tall and too dense for the site. Another neighbor stated concerns regarding light pollution, traffic, and the character of the building fitting in. The parameters for the bulk, height and density were previously established and approved by the GPD, and DPW raised no concerns over traffic. Since the proposed amendment to the GPD and DPD are consistent with previously approved plans and the building design has significantly evolved, the City Plan Commission at its regular meeting on July 13, 2009 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Jim Witkowiak