

November 5, 2007

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

Dear Committee Members:

File No. 070964 permits a minor modification to the Detailed Planned Development (DPD) known as Downer Avenue Redevelopment, Phase 1, on land located on the Southeast corner of East Bellevue Place and North Downer Avenue, in the 3rd Aldermanic District.

This file approves modifications to building footprint and exterior building facade that are consistent with the approved General Planned Development (GPD) standards, the intent of the previously approved DPD, and will provide consistency with the Historic Preservation Commission Certificate of Appropriateness (COA). The DPD permits the construction of a 4-story building with first floor retail space and structured parking to serve the public and medical office tenants. Since these changes are consistent with the approved GPD and the general character of the previously approved DPD, a minor modification is permitted, based on the following findings:

1. Are consistent with the spirit and intent of the GPD and previously approved DPD;
2. Will not change the general character of the GPD nor DPD;
3. Will not cause a substantial relocation of principal or accessory structures;
4. Will not cause a substantial relocation or reduction of parking, loading or recreation areas. The original DPD called for 134 parking spaces - 29 of which would be public. The modified DPD calls for 118 parking spaces — 29 of which will be public. This is not a substantial reduction in overall spaces and the public spaces remains the same;
5. Will not cause a substantial relocation of traffic facilities;
6. Will not increase the land coverage of buildings and parking areas. The modified DPD reduces the land coverage of building area;
7. Will not increase the gross floor area of buildings or the number of dwelling units;
8. Will not reduce the amount of approved open space, landscaping or screening. The modified DPD will increase and preserve open space, including a lawn area with tree

The developer and architect worked closely with the HPC sub-committee and staff and made revisions based on these recommendations. The HPC staff issued a COA on June 29, 2007, based on the sub-committees' findings.

Since the proposed minor modification is consistent with the approved planned developments, the City Plan Commission at its special meeting on November 5, 2007 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Michael D'Amato