

Elmer, Linda

From: Brown, Martha
Sent: Monday, February 25, 2008 1:39 PM
To: Elmer, Linda
Subject: FW: Downer support from WTLT

[Linda -- this is the email I was looking for.](#)

From: D'Amato, Michael
Sent: Mon 18-Feb-08 3:32 PM
To: Wade, Willie; Hines Jr., Willie; Murphy, Michael; Hamilton, Ashanti; Bauman, Robert
Cc: Elmer, Linda; Koster, Vanessa
Subject: Downer support from WTLT

Members,

Below please find an e-mail from Randy Bryant, Chairman of the Buildings and Institutions Committee of the Water Tower Landmark Trust. As you know, they have been intimately involved in the Downer Avenue project.

The e-mail reflects a recent votes of support by the WTLT Buildings and Institutions Committee and Board of Trustees regarding the project as revised and presented to the CPC and ZND committee this morning.

The Committee voted in favor of the project as did the Board of Trustees by a vote of 7 in favor, 1 opposed and 2 abstentions. Unfortunately, they did not get this information to us in time for our meeting this morning but asked that I share it with committee members. Linda if you could add to the file they would appreciate it.

Mike

Hello once again,

We have achieved quorum on the motion below. The motion has been approved and will be read by Randy Bryant at the ZHDC meeting tomorrow. Special thanks to Randy for doing another presentation to WTLT trustees and members last night at 6pm. Also, thanks to members Dawn McCarthy and Jeff Bentoff for providing feedback on all aspects of the project.

Here is the result of the votes in the order they were received:

Randy Bryant – approve

Wendy Slocum – approve

Barbara Elsner – approve

Lloyd Dickinson – approve

Tom Lacy – approve

Jeff Jordan – approve

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Sandra McSweeney – vote to delay – does not approve motion

Mike Benton – votes present (for project, strongly opposes process)

Angela Jacobi – approve

Joe Maier – abstain

-Andy

From: Andy Nunemaker

Sent: Friday, February 15, 2008 3:08 PM

To: 'Jeffrey Grzeca'; 'ambh@sbcglobal.net'; 'barnama@hotmail.com'; 'gjacobi@wi.rr.com'; 'jeffjay60@yahoo.com'; 'jmaier3@wi.rr.com'; 'jldickinson@foley.com'; 'rpelikanova@aol.com'; 'shdholt@juno.com'; 'tlacy@rwbaird.com'; 'wendy@burkeproperties.com'; 'relsner@wild80.org'; 'bgall@sprynet.com'; 'Bryant'; 'mfoley@foley.com'; 'm.benton@andersontackman.net'; 'Sandy Mcsweeney'; 'WTLT Dave Remstad'

Subject: URGENT - ONE MORE VOTE REQUIRED BY WTLT

Fellow Trustees,

The email below was sent this afternoon from the Buildings and Institutions Committee following our joint review of the revised Downer Plan with the architects. Randy Bryant wishes to introduce the following motion – to be voted on electronically.

“WTLT supports the revised plan for Downer Avenue. The improvement to the original plan is significant and worthy of our support. WTLT thanks the DCD and HPC for continuing to work with the developer to obtain a better plan. Also, WTLT thanks the developer for incorporating our concerns in the revised plan.”

Please send me your electronic vote by tomorrow. The ZHDC meeting is this coming Monday.

I'm sending the slide presentation in a separate email due to its size. WARNING – IT IS A 12M FILE.

Thanks, Andy

From: AyrisB@aol.com [mailto:AyrisB@aol.com]

Sent: Friday, February 15, 2008 1:06 PM

To: Andrew.Nunemaker@med.ge.com

Subject: Revised plan for Downer Avenue and Stowell Condo Projects

Members of the Buildings & Institutions Committee reviewed the revised plans for the development on North Downer Avenue and Stowell Avenue. The principal components of the development include a hotel on Downer Avenue and a Condominium project on Stowell.

This project has been very controversial in the past and was the point of contention and misrepresentation for many residents. The facts are as followed:

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There is a General Planned Development to a Detailed Planned Development known as Downer Avenue Redevelopment, Phase II, on land located generally on the East Side of North Downer Avenue and south of East Park Place and the East Side of North Stowell Avenue, north of East Webster Place in the 3rd Aldermanic District.

North Downer Avenue is part of the Downer Avenue Historic District adjacent to North Point North to the east. North Point North is represented by the Watertower Landmark Trust neighborhood association.

The East side of North Stowell Avenue is not in a historic district and is adjacent to the Downer Avenue Historic District.

There were several proposal for a condominium on the Stowell Avenue site prior to the approved plan which included an eleven story condominium project. This project was considered to have too much girth and to be too high. The proposal transitioned overtime to become a Condominium project on Stowell Avenue, over the alley and above a portion of the Chancery Restaurant and Einstein bagel would be a Hotel. All connected together.

It is important to note that since the General and Detailed Plans have already been approved, the response to the Hearing Notice for the Zoning, Neighborhoods & Development Committee is whether you support the changes. If you don't support the changes that doesn't mean that the project dies. If the ZHDC concurs with not supporting the change, than the original plan stays in place.

There is no question that the revised plan is a far superior plan than the original submission for the following reasons:

The revised plan separates the hotel from the condominium. Eliminating the need to build over the alley. As one of the options presented by Historic Preservation Commission, the developer will remove the Chancery building and build a new building to resemble the original building built in 1936. The current Chancery building has been bastardized overtime with years of remodeling. The only resemblance to the original building is the second floor and the small entry to the south of the second floor access. The new building will allow for a new entrance to the Hotel and restaurant in the International Style as it was built in 1936. Also the new building will provide a more consistent flow to the current buildings that are located in the 2500 of North Downer Avenue.

The boutique hotel is brought forward to Downer Avenue frontage rather than being hidden as in the original plan. The restaurant lounge use of the street frontage of the hotel is complimentary to the boutique and entertainment feeling the street has at this time. On the second floor the hotel will be offset back 7 feet from the first floor. The parking for the hotel use will be largely self contained, another supportive feature.

There will be two levels of parking underground which is a welcome addition since the underground parking on the East side of Downer Avenue next to Kodak house was lost. The parking garage entrance for both the Hotel and for the residence Condominiums is limited to Webster Street, about mid-block, between (Stowell and Downer) thereby making no driveway demands on Downer Avenue itself nor on Stowell Avenue. This is a very good concept to retain.

The second floor will have a balcony. The Building & institutions Committee supports HPC's recommendation to have the developer's architect work with Paul Jacobvovich from the historic preservation office to refine the look of the balcony.

Bringing home ownership to Stowell Avenue via townhouses is also a welcome addition. The five three story townhouses valued at one million each will assist in providing a neighborhood scale to the street and rebuilding a street that was allowed to be blighted by lack of maintenance and enforcement. The revised condominium tower has less girth which again complies with our previous request.

The East side of the 2600 block propose changes are fairly low key, with little noticeable change to the existing storefronts on Downer Avenue, and mainly structural restoration of a 1913 garage building showing serious deterioration from the years of auto saltwater dripping causing damage to the concrete parking floor, which doubles as the ceiling to the Downer Avenue storefronts.

The entire second floor will be boutique medical office space (plastic surgery and recovery). The new corner building at Park Place, replacing the bank, is welcome, offering some architectural glamor, but not exciting as to uses, in keeping with the low key approach being taken to the entire building.

The recommendation from the Building & Institutions Committee for the WTLT is to support the revised plan for Downer and Stowell Ave.

While we are not pleased with the limited time to respond. The improvement to the original plan is significant and

worthy of our support. Special thanks to the DCD and HPC for continuing to work with the developer to obtain a better plan. Also I wish to thank the developer for incorporating our concerns in the revised plan.

The Building & Institution Committee Members are listed below. Mary and John were unable to participate.

Randy Bryant
Lynn Hartwig
Barbara Elsner
Russell Knetzger
Wendy Slocum
John Fox
Mary Wasielewski
Brenda Wood

Alderman Michael S. D'Amato
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