

WORKSHOPARCHITECTS

February 14, 2008

Ms. Vanessa Koster

Re: Posted Meeting Minutes on DCD Website

Vanessa,

I would like to formally set the record straight regarding the posted PDF of Sandra McSweeny's meeting minutes email on the DCD website.

June 14th meeting

Her references that "agreements" were not made and that she "...did not agree to anything", frankly is a lie. Items 1 through 7 were agreed to by Ms. McSweeny at that meeting. In fact, all present agreed to these items.

Referencing her "Very important Addition to the minutes" concerning the very preliminary concept sketch showing a portion of the parking ramp into the neighbors backyard. I agree that there was much discussion concerning this issue, but in the end, it was clearly articulated by the Developer that he was unwilling to pursue this due to the fact that it crossed into a historic **residential** neighborhood, and it would force the project to start over in the Detailed Planned development process. This would compromise office tenant lease commitments. The Developer, Mr. Lee, agreed to assist Mr. Kovak, at the request of the Mayor, by eliminating the lower level parking which would provide the opportunity to save "the tree", and hence, setting the building back further from the immediate neighbor's house (Kovak). Her statement that I was going to "redraw" and present the "backyard scheme" is not true.

An exhaustive study of the lighting of the building was presented. It was difficult for the subcommittee to understand just how much lighting exists on the street, even though numerous photos of the existing conditions were shown. We were proposing two 100 watt lights on top of the structure with cutoffs so that neighbors to the east would not see the light. Computer renderings were then shown with the building and the lighting shown. One would have to be well over one block away in any direction just to see the top of the fixture, not the light. Item to note, there is a solid wall facing east which will block light, including the existing from Downer, from the neighbors.

On June 18th, the Subcommittee met with HPC staff and decided to add in even more issues. When I received the minutes from that meeting, I understood that they were not going to be consistent with their previous decisions, and would continue to add conditions to this project.

They introduced a new issue of eliminating the rooftop parking and enclosing the roof – issues outside of their charge and already approved by the General Plan Development.

We did reduce the footprint of the building by pulling back from Mr. Kovak's house, but again, we did not agree to pursue the "backyard plan".

We ultimately did refine the design of the grilles.

WORKSHOPARCHITECTS, Inc.
1736 North Second Street
MILWAUKEE, Wisconsin 53212
Voice: 414.272.8822
Facsimile: 414.272.8812
Email: mail@workshoparchitects.com

WORKSHOPARCHITECTS

They stated that they "...need to see more brick samples". 23 different brick samples were shown at the June 14th meeting from which Sandra McSweeny and Pat Balon selected Hebron Chocolate, along with a mortar color that would match the white cement precast concrete.

The committee now wanted something other than a stamped brick pattern on the east wall. I had informed them that I had worked with Paul Jakubovich and also Elaine Miller, a neighbor to the east, to come up with the design. Basically, it was what they wanted. If it were to change, they would have to present it to Ms. Miller.

They brought up a new issue, a snow chute. We never had a chute shown on the outside of the building. There are gates that are at the top level from which the snow will be removed.

They brought up a new issue of the location of the mechanical equipment. It was always planned on being in a location that would not be seen, surrounded by the ramp and the structure itself.

The awning issue was a reiteration from the 6-14-07 meeting.

From this point forward, we accomplished what the neighbor to the east (Kovak) wanted – the building further away from house, increasing the green space, and saving the tree while sacrificing the lower level parking spaces. The resulting building, which is being built, is the direct result of honoring the Mayor's request to assist Mr. Kovak to the extent possible, and the direction and the approval of the HPC subcommittee, including the green color on the building.

Scott R. Kindness AIA