

Martha Brown
Deputy Commissioner
City of Milwaukee
Department of City Development
P.O. Box 324
Milwaukee, WI 53201-0324

May 10, 2007

IN REPLY, PLEASE REFER TO CASE # 07-0259/MI

Re: Proposed Parking Structure, 2574-90 North Downer Avenue (City file #070034)

Dear Ms. Brown:

We have received and reviewed the materials you forwarded to us describing the above referenced project. The materials you sent came into our building on April 27th, and were routed for review on May 3rd. State law, per Wis. Stats. § 44.42 (2), provides that the State Historic Preservation Officer shall have 30 days from the date of receipt of materials submitted by the political subdivision (City of Milwaukee, in this case) to review said materials. Pursuant to Wis. Stats. §§ 44.42 and 66.1111, I do now provide comments addressing the adverse effect determination and subsequent negotiation requirement articulated in my letter to the City Plan Commission of April 23rd.

As we had determined previously, based on the information that we had received at that time, the proposed parking facility would adversely affect the North Point North National and State Registers-listed historic property. Particularly, the parking structure would adversely affect the residence at 2623 E. Belleview Place, a listed building that is a contributing element to the historic district.

Included in your recent submittal, of note, we have considered the “Downer Masterplan, Downer Ave. Site Plan (page 1).” This document is a plan map of the showing the proposed parking structure adjacent to the adversely affected residence. I have included a copy of this document with this letter for your reference. Based on the scale of this map, the parking structure shall be constructed no closer to the residence than 20 feet (at the West corner of the residence. The north corner of the residence is 30 feet from the structure. We understand that the entry and exit points to and from the structure occur along the north- west property edge between the structure and the residence. However, this feature of the parking structure is constructed at grade; and, as such, will not adversely affect the residence. We understand that your City Plan Commission reviewed and approved this his plan, including the map, earlier this year.

If the parking structure is constructed as indicated in the plan map described above, we believe that the project will not adversely affect the listed North Point North historic District, and importantly will not adversely affect the residence at 2623 E. Belleview Place.

We add that reducing the height of the proposed parking structure, by building levels underground will reduce its impact on the district and the residence. In the event that the structure may be closer to the residence than described in paragraph three above, reducing the height of the structure may be considered as mitigation of the adverse effect. Depending upon the proximity of the structure to the residence, we may discuss suitable height limits for the parking structure.

Finally, please provide your plan for ensuring that construction activities (including but not limited to physical damage from machinery, damage from debris, vibration from machinery or other causes) will not damage the 2623 E. Belleview Place residence.

We anticipate that you will provide final plan details confirming the final design of the structure. With all of the above-requested information, provided that the plan design is consistent with the design described in paragraph three above, and that construction will not damage the residence, we look forward to concluding our review.

With questions, please contact me at (608) 264-6508. We look forward to hearing from you soon. Thank you for your continued attention to this matter.

Sincerely,

Chip Harry L. Brown III, J.D.
Government Assistance
And Training Specialist

Cc: Historic Preservation Commission Members
Zoning, Neighborhoods & Development Committee of the Common Council
Members
City Plan Commission
Mayor Thomas Barrett
Ald. Michael D'Amato
Robert Greenstreet
Vanessa Koster