



DIANE BUILDING CORPORATION

3/4/2021

VIA EMAIL:

PlanAdmin@milwaukee.gov

City Plan Commission
City of Milwaukee
809 N. Broadway, 2nd Floor
Milwaukee, WI 53202

Re: *City Plan Commission Meeting – March 8, 2021*

Dear Commission Members:

I am writing on behalf of Diane Building Corporation, which owns the building located at 606 E. Juneau Avenue, currently leased to the United States Postal Service. Specifically, I am writing to address the second item (File #: 201143) on the City Plan Commission's agenda for its March 8, 2021 meeting. That item concerns the potential rezoning and development of the property immediately adjacent to our parcel on Juneau—1237 North Van Buren Street.

Our understanding is that New Land Development has proposed a residential/mixed-use project for the Van Buren site. That project, referred to as *Nova*, would envelop our property from lot line to lot line on its north and east sides. This letter is not a broad objection to the development of the site. In fact, we support the concept of developing the Juneau/Van Buren intersection for multi-family residential use. Rather, as explained below, we are seeking a short period of time to better understand the impact to our property, and to make sure the development potential for the entire block is maximized.

New Land informed us earlier this year that they were engaged in discussions with City staff regarding their proposed development, and on February 3 they provided a representative of Diane Building Corporation with an overview of their general building design. While we certainly appreciate these preliminary discussions, we did not have an opportunity to view detailed design plans for the project until they were made public on February 24 with the posting of the agenda item. Once those plans became available, we engaged professionals, including a registered architect, with an eye towards ensuring that the *Nova* project does not negatively

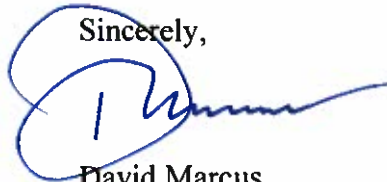
impact our property and to identify any particular modifications to the project which might, ultimately, benefit both parcels. One obvious example is the minimal distance between the proposed building and our property (New Land has offered a maintenance easement in exchange for an easement on a portion of our property, which we are currently analyzing). This immediately raises concerns about our ability to develop the Juneau Parcel in the future.

With such a short period to review, we are not able to provide meaningful comments or take a position regarding this specific proposal at this time. In order to allow Diane Building Corporation time to fully consider the impact to its property and any potential modifications as noted above, we respectfully request that the City Plan Commission begin its consideration and provide comment at the March 8 meeting, but defer making a final decision until its March 29 meeting. We understand that New Land has upcoming deadlines to acquire the Van Buren Parcel. We will expedite our due diligence so that this project can be heard again at your March 29 meeting, which would allow the project to proceed on schedule. We would also welcome the opportunity to discuss our thoughts and/or concerns with staff in advance of the March 29 meeting.

I would be happy to answer any questions you might have, and will see to it that a representative of Diane Building Corporation attends the March 8 meeting. Please do not hesitate to contact me at the number below in the meantime.

Thank you very much for your consideration and your service to the City of Milwaukee.

Sincerely,



David Marcus
(414) 585-8840

Cc: Lafayette L. Crump, Commissioner (Lafayette.crump@milwaukee.gov)
Vanessa Koster, Deputy Commissioner (vkoste@milwaukee.gov)
Sam Leichtling, Department of City Development (sleich@milwaukee.gov)