

March 30, 2009

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

Dear Committee Members:

File No. 081521 relates to the First Amendment to a Detailed Planned Development known as Highbridge Condominiums, for a comprehensive building envelope rehabilitation, on land located on the South Side of East Kane Place and East of North Water Street, in the 3rd Aldermanic District.

This amendment will allow for comprehensive building envelope rehabilitation to mitigate various building envelope failures. This rehabilitation will include comprehensive window replacement and cladding of the brick facade above the third floor with alternative cladding materials, such as EIFS, which were not approved in the original plan.

The scope of the work includes complete comprehensive window and door replacement, and application of a "clad-over" system on floors 4-7. Likewise, floors 1-3 will have a complete comprehensive window and door replacement (excluding lobby window assembly), and complete comprehensive masonry rehabilitation to include installation of masonry movement joints, head flashing repairs, sill flashing installation, localized brick replacement, cleaning, and sealant rehabilitation. The stair towers will receive complete comprehensive window replacement, and a "clad-over" system including a drainage type EIFS to brick veneer. The 7th floor roof and penthouse walls will receive complete cladding replacement, and various railing and steel fabrications will receive complete comprehensive railing, removal, refinish, and reinstallation.

On March 30, 2009, a public hearing was held and at that time nobody spoke in opposition. Since the proposed change does not change the character of the originally approved Detailed Planned Development, the City Plan Commission at its regular meeting on March 30, 2009 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Nik Kovac