

July 13, 2004

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

Dear Committee Members:

Attached is File No. 040239, being a substitute ordinance relating to the First Amendment to the Detailed Planned Development (DPD) known as University Club Tower, on land located on the West Side of North Prospect Avenue and South of East Kilbourn Avenue, in the 4th Aldermanic District.

This amendment would allow for various revisions to the floor plans and exterior facade of the building. The modifications to the ground floor plan include the removal of the enclosed loading dock, shifting the main pedestrian entrance along North Prospect Avenue to the north, closing one North Marshall Street vehicular entrance and relocating an exit staircase. The setbacks from the podium base of the building would be revised so that the first two stories would be setback 5 feet and the remaining floors would be setback 20 feet from the north property line.

The maximum number of stories would increase from 33 to 36 to allow for the double height penthouse and lobby levels to be split. There would also be an allowance for an additional residential floor to increase the maximum number of dwelling units from 56 to 58. However, the overall height of the building would be reduced from 492.5 feet to 470 feet since the building will be constructed of pre-cast concrete instead of metal frame and the overall enclosed gross square footage has decreased from 292,200 square feet to 288,134 square feet. The exterior changes include eliminating some of the rooftop metal screening accent fins and defining the top of the building by slanting the penthouse mechanical metal screening unit.

On Monday, July 12, 2004, the City Plan Commission held a public hearing. At that time, questions were raised by the Commissioners about the removal of the loading dock and the noise and smell generated from idling trucks. The owner of the apartment building to the northwest voiced his concerns about lack of on street parking during construction, since he believes its an issue with Kilbourn Tower construction now. He stated that this building wouldn't be impacted by the loading dock removal and that their refuse pick up varies starting from 7 a.m. The developer agreed to limit the hours of delivery and garbage pick up.

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The developer also stated that they have entered into a private agreement with the Kilbourn Tower owner to the north and they are not in opposition to the proposed revisions. Since this proposed zoning change is consistent with the intent of the previously approved planned development and does not alter the exterior appearance of the tower, the City Plan Commission at its regular meeting on July 12, 2004 recommended approval of the attached ordinance conditioned on formal time limits being established on refuse pick up and deliveries.

Sincerely,

Martha L. Brown
Acting Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Bauman
File