



Department of City Development
Housing Authority
Redevelopment Authority
City Plan Commission
Historic Preservation Commission

Julie A. Penman
Commissioner
Michal A. Dawson
Deputy Commissioner

July 1, 2003

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

Dear Committee Members:

Attached is File No. 030162, being an ordinance relating to the First Amendment to a Detailed Planned Development (DPD) known as Riverbridge, on land located on the north side of North Water Street and west of North Humboldt Avenue, in the 3rd Aldermanic District.

The proposed first amendment would allow for the construction of a 1,548 square foot commercial building at the corner of N. Water Street and N. Humboldt Avenue. This new building would be freestanding and the historic First Ward building would be renovated to also house a commercial use. The historic cobblestone granite pavers will all be re-used on the surface of the First Ward site. If there are enough pavers available, they will be incorporated at the plaza area along the Riverwalk. The proposed new building will consist of poured in place concrete, corrugated steel and window storefront systems. An outdoor balcony area will be provided on the second story facing the Riverwalk and North Humboldt Avenue. No additional on-site parking for the commercial use is proposed. All other aspects of the previously approved detailed plan and Riverwalk will remain the same.

On June 30, 2003, a public hearing was held and at that time one person representing East Village Association objected to the proposed plan and presented the attached letter. The issues raised were that no on-site parking was provided and that the new structure blocked the view of the historic structure from the south and should be shifted 2 feet west. The Department of Public Works indicated that with the vacation of the right turn bypass, approximately 3 street parking spaces will be gained along N. Humboldt Avenue and N. Water Street. The proposed building location allows for public access to the Riverwalk along the west side of the new and historic buildings. Since this proposed amendment to the detailed plan is consistent with City plans for the area, the City Plan Commission at its regular meeting on June 30, 2003 recommended that the attached ordinance be approved.

Sincerely,

Julie A. Penman
Executive Secretary

City Plan Commission of Milwaukee

cc: Ald. D'Amato

030162 CPC letter.doc

June 29th, 2003

*East Village Association, Inc.
1311 East Kane Place #4
Milwaukee, WI 53202*

To: Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee

Re: File No. 030162

The East Village Association, Inc. Board met with Boris Gohkman on May 29, 2003 to review his plans for the development at the northwest corner of Humboldt Avenue at North Water Street. At this meeting, drawings were presented and reviewed by the Board, Alderman Michael D'Amato, Donna Schlieman, and Mr. Gohkman.

Several concerns were brought up, including the limited parking availability in this area. With two corners all ready hosting thriving businesses, the Board has questions as to where the patrons of this new restaurant would be able to park. No solutions were offered, only Mr. Gohkman's opinion that this restaurant would be serving mostly neighborhood residents, with no need for any parking... off street or otherwise.

Another concern was the changes in design to the "addition" to the historic First Ward building. This new building runs parallel to Humboldt and completely blocks any view of the historic First Yard building from the south. We asked that the entire structure be moved 2 feet to the west (back from the sidewalk) allowing a portion of the First Yard building to be viewed from the south. The Board is concerned that the historic character of the building will be diminished by sighting the new structure at its proposed location, as presented at the Historic Preservation Commission on June 16th, 2003.

The Board agreed to support Mr. Gohkman and New Land Enterprises, LLC; however, our support was conditional. The changes and adjustments would have to be made as assured by Mr. Gohkman at the East Village Association Board meeting on May 29th, 2003.

Sincerely,
The Board of Directors
The East Village Association, Inc.

Mark Behar, Chair
Lisa Christopherson, Chair-Elect
Shirley Ferguson, Treasurer
Kendall Yahr, Secretary

Scott Gelzer, Director
William Scherbarth, Director
Cathy Thomas, Director
Jeff Olenchek, Director