

From: pamelahfrautschi [mailto:phfmke1@juno.com]

Sent: Sun 2/10/2008 5:59 PM

To: Mayor Tom Barrett; planadmin; Hatala, Carlen; Bauman, Robert; D'Amato, Michael

Subject: Re Downer Avenue DPD under consideration

February 10, 2008

From: Pamela Frautschi, 2430 E. Newberry Blvd, Milwaukee

**Regarding the Current Downer Avenue DPD considerations before the CPC, HPC
Feb 11 & ZND & Feb 14, 2008:**

The Downer Avenue Plan DPD current problem is that the proposals on the table are out of bounds as "minor modifications" assured by the 2007 GPD for this project. This is further complicated because the '07 GPD required an "all or nothing" decision.

By separating out Phase 1 of the DPD (which still requires an "after the fact" Resolution by ZND this Thursday, Feb 14), the multi-element remainder of Downer Avenue's DPD is in front of CPC & HPC February 11.

To fully hear the City, developers and public is important to be done today, even if decisions and voting are tabled.

Potential actions are:

- A. To cancel or invalidate the original GPD. This is difficult because Phase 1 of its related DPD is nearly complete.
- B. To amend the standing GPD which would require another round of Public Hearings at the GPD level.
- C. Reaching some agreement to allow decisions on each building to be made separately.

The largest related question today is for HPC to determine: whether HPC finds...

- 1) demolition of the Chancery Building acceptable, and
- 2) whether the 7-story, 85' high Hotel plan suitably blends into the Downer Avenue Historic District.

Hotel decisions could also be related to potential reductions to the 11-story Webster/Stowell condo.

I urge CPC to wait for those decisions and avoid voting for a "conditional" approval today.

If elements of the DPD can be considered separately, as was Phase 1, it seems to me that most progress could be achieved today at CPC regarding the Surgi-Center at Downer & Park Place. If CPC approves it, the developers could complete the planned elements on the East side of Downer in the WaterTower area, while the additional elements of the DPD are further examined.