

September 12, 2003

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

Dear Committee Members:

Attached is File No. 030436, being a substitute ordinance relating to the Detailed Planned Development (DPD) known as University Club Tower, located on located on the West Side of North Prospect Avenue and North of East Wells Street in the 4th Aldermanic District.

The applicant proposes to construct a 33-story condominium building with 56 dwelling units and a multi-story, 240-space parking structure with 120 spaces allocated to the south abutting University Club facility.

Amenities within the University Club Tower building include an 8,000 square-foot health club with swimming pool, a community room, storage rooms, and a wine cellar. The roof of the parking structure will contain an 18,000 square-foot garden for use by the condominium residents.

Pedestrian access to the University Club Tower will be via a doorway along North Prospect Avenue, and via the porte cochere located along the north side of the building. The tower will also be accessible via a second floor walkway above the porte cochere of the south abutting University Club facility. The health club will have a separate pedestrian entrance along North Prospect Avenue. Vehicular access to the University Club Tower will be from the porte cochere and from a Driveway opening located on North Prospect Avenue between the University Club Tower and the University Club.

This area is included in the City's Downtown Plan which has been prepared to guide development of downtown property. The plan identifies this area as susceptible to change and the housing chapter identifies this site for residential development stating that, "the highest density residential is recommended along the Lakefront to capitalize on the dramatic views." This site straddles both the North End and Core Districts of Downtown. The North End District emphasizes that it is "the most intensely residential neighborhood in Downtown". The plan indicates that within the Core District, "the tallest buildings in downtown will be found".

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On Monday September 8, 2003 the City Plan Commission held a public hearing. At that time, a neighboring property owner spoke in support of the project, but expressed concerns that the proposed parking structure be compatible with existing structures on the block. Since the proposed change in zoning meets the intent of the City's approved Downtown and Comprehensive plans, the City Plan Commission at its regular meeting on September 8, 2003 recommended approval of the attached substitute resolution conditioned on the following:

1. Staff approval of building design modifications.
2. Providing a revised certified survey map.

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Henningsen