

File No. 240938
1st Amendment to Detailed Planned Development
known as Downer Avenue Redevelopment – Phase 2
2560 North Stowell Avenue, Milwaukee, Wisconsin

March 24, 2025

To: City of Milwaukee – Department of City Development (“DCD”)

From: 2502 LLC, 2502 S LLC and 2502 H LLC (collectively, "Developer")

Re: Memo in response to Plan Commission meeting and DCD comments

Per request at the Plan Commission meeting held on February 17, 2025, regarding File No. 240938, Developer is providing the following information to address the three conditions imposed by Plan Commission:

- 1) Applicant working with staff prior to ZND to study the feasibility of relocating the main parking garage entrance to the alley.
 - a. Developer and its consultants did look into relocating one or both of the access points to the parking garage into the alley. Developer provided an exhibit showing the following information (attached hereto as Exhibit A):
 - i. The exhibit shows an alternative design locating the underground parking access to the alley. We do not feel this will work, and may create additional issues.
 - ii. The location of the transformer would be too close to the unit windows on the 2nd floor. (WE Energies requires certain clearance to building openings for utility equipment).
 - iii. This approach reduces parking counts on the 1st floor by 5, which is not advantageous for the residents of the apartment or the neighborhood.
 - iv. Locating the underground parking access in the alley would be dangerous for the tenants navigating that confined space and add more traffic to the south alley access that the neighbors are concerned about already.
 - b. We intentionally have the two access points to the two different floors of parking within the building off of two separate streets. This was to reduce all of the in/out traffic from the parking garages coming onto just one street. The 38 ground floor level parking spaces are accessed from Webster Place, and the 43 underground parking spaces are access from Stowell Ave. The ground floor and underground parking are not interconnected.
 - c. The previously approved DPD for the site (for the 11-story condominium and five town homes), which had proposed 109 parking spaces, was designed so that

both access points for parking were located on Webster Place. The way the new proposal is designed, we do not have all 81 parking spaces entering and existing off of the same street, to reduce congestion.

- 2) Applicant confirming adequate elevator dimensions and logistics for tenants moving in and out.
 - a. We confirmed that the elevator cab will be approximately 6'-6" x 6'-6" inside and potentially larger depending on the equipment and manufacturer, which is larger than the "standard" size and suitable for tenant move in and move outs.
- 3) Applicant confirming that access and circulation plans allow for efficient trash pickup operations.
 - a. We would request that the company engaged for trash removal either utilize the alley for temporary parking as the trash is rolled out from the parking garage, or the loading zoning on Webster Place, which is the location we will be requesting from DPW, as we feel that location would benefit both the trash removal process, and the residents. We will continue to work with DPW on the request and location of the loading zone. DPW has stated that they will support a request for the loading zone located on Webster Place.

Exhibit A

- ONLY FEASIBLE LOCATION FOR TRANSFORMER IS TOO CLOSE TO 2ND FLOOR WINDOWS / OPENINGS - FURTHER SEPARATION / CLEARANCE IS REQUIRED BY WE ENERGIES

- A REDUCTION OF 5 SPACES FROM THE FIRST FLOOR PARKING

