



2604-2606 EAST PARK PLACE
10600 W MITCHELL ST
WEST ALLIS, WI 53214

AARON J GARCIA
SUSAN J GARCIA
2547 N SUMMIT AV
MILWAUKEE WI 53211

ALBERT S LIU
2535 N DOWNER AV #10
MILWAUKEE WI 53211

AMANDA J HUNN
2572 N PROSPECT AV, #F
MILWAUKEE WI 53211

ANDREW L SCHWARTZ
ELAINE M MILLER
2585 N SUMMIT AV
MILWAUKEE WI 532113848

ANDREW R SCHIESL
STACEY E SCHIESL
2664 N HACKETT AV
MILWAUKEE WI 53211

ANN M CHRISTENSON
2572 N PROSPECT AV #B
MILWAUKEE WI 532114141

BANK ONE TRUST COMPANY NA
AS TR OF JUDITH LINDSAY
P O BOX 810490
DALLAS, TX 753810490

BELLEVUE REALTY CO
REG AGENT EUGENE BASS
2120 W CLYBOURN ST
MILWAUKEE WI 53233

BLANKSTEIN ENT
2120 W CLYBURN ST
MILWAUKEE WI 53233

C JOAN SCHNORR
NKA ARMOUR
2715A E PARK PL
MILWAUKEE WI 53211

CATHERINE G MILLER
2641 N HACKETT AV #5
MILWAUKEE WI 532113833

CHRISTINE M JENK
JOHN C FOX
2716 N STOWELL AV
MILWAUKEE WI 532113772

CHURCH IN THE CITY ASSEMBLY
OF GOD INC
2648 N HACKETT AV
MILWAUKEE WI 53211

COLLEEN P MCINTYRE
2537 N DOWNER AV
MILWAUKEE WI 53211

CRAIG S PECORE
2704 N STOWELL AV
MILWAUKEE WI 53211

DANIEL G HARRIGAN
LINDA C HARRIGAN
2535 N DOWNER AV #8
MILWAUKEE WI 53211

DAPL LLC
788 N JEFFERSON #800
MILWAUKEE WI 53202

DARLENE ROBERTS
2641 N HACKETT AV #6
MILWAUKEE WI 532113833

DAVID A WEIR
2700 N STOWELL AV
MILWAUKEE WI 53211

DAVID G HECHT
KAREN R HECHT
2546 N SUMMIT AV
MILWAUKEE WI 53211

DAVID J CLARK
2527 N STOWELL AV #6
MILWAUKEE WI 53211

DAVID R KONKEL
ALICE M STEUCK KONKEL
3628 E ARMOUR AVE
CUDAHY, WI 53110

DEBORAH J FEARS
2649 N HACKETT AV UNIT 4
MILWAUKEE WI 53211

DENNIS J CASPER & JEAN H W
2711 NORTH HACKETT AVE
MILWAUKEE WI 53211

DIANE M BACHA
2641 N HACKETT AV #2
MILWAUKEE WI 53211

DJK 51 LLC, JBC 51 LLC,
TAH 51 LLC C/O KATZ PROPERTIES
614 W BROWN DEER RD #300
BAYSIDE, WI 53217

DONNA J NEAL
2624 E BELLEVUE PL
MILWAUKEE WI 53211

DOROTHY S DIGGS
2572 N PROSPECT AV #C
MILWAUKEE WI 532114141

DOWNER AVE DEVELOPMENT LLC
788 N JEFFERSON ST STE 800
MILWAUKEE WI 53202

*City Clerk's Office
070963*



KARIN MUELLER
2533 N DOWNER AVE
MILWAUKEE WI 53211

KENNETH G BARBEAU
2629 N HACKETT AV #1
MILWAUKEE WI 53211

LDC 2615 DOWNER LLC
C/O LIGHTHOUSE DEVELOPMENT
116 E PLEASANT ST, STE 2S1
MILWAUKEE WI 53212

LEE C MONTGOMERY
SHEILA M MONTGOMERY
2649 N HACKETT AV #5
MILWAUKEE WI 53211

M.K. FIELD FOUR LLC
C/O MARSHALL K FIELD
2412 E BEVERLY RD
MILWAUKEE WI 53211

MARGARET KERN 1987 MINOR'S
TRUST, DEBORAH KERN &
5933 N BERKELEY
WHITEFISH BAY WI 53217

MARIA DE JESUS BLANCO
REVOCABLE TRUST D 9-28-05
2641 N HACKETT AV #4
MILWAUKEE WI 53211

MARK ERIC KOHLER
SARAH HUND
2527 N STOWELL AV, #2
MILWAUKEE WI 53211

MARK S THOMPSON
2633 N HACKET AVENUE, #C
MILWAUKEE WI 53211

MARY ANN FISHER
2537 N DOWNER AV #11
MILWAUKEE WI 53211

MARY E MANN
2537 N DOWNER AV #12
MILWAUKEE WI 53211

MARY EDWARDS
2626 E PARK PL #1
MILWAUKEE WI 53211

MICHAEL H & JEAN M FLEET
2588 N PROSPECT AV
MILWAUKEE WI 53211

MICHAEL J DRIES
RENEE R DRIES
2645 N SUMMIT AV
MILWAUKEE WI 53211

MICHAEL J PRAUSA
2537 N DOWNER AV #13
MILWAUKEE WI 53211

MICHAEL K BENTON &
KARLA HORST BENTON
2530 N SUMMIT AV
MILWAUKEE WI 53211

MICHAEL S BRISCOE
ANN M BRISCOE
250 S EXECUTIVE DR, SUITE 30
BROOKFIELD WI 53005

MICHELLE P MOONEY
2633 N HACKETT AV, UNIT A
MILWAUKEE WI 53211

NIL N TURKSEVEN
2537 N DOWNER AV #14
MILWAUKEE WI 53211

PATRICK D BELLEGARDE-SMITH
2527 N STOWELL AV #3
MILWAUKEE WI 53211

PATRICK M HOLTON
2575 N SUMMIT AV
MILWAUKEE WI 53211

PAUL RUSSELL WRIGHT
ALAN YATES WRIGHT
2416 E WEBSTER PL
MILWAUKEE WI 53211

PETER J KOVAC & THEA HW
2623 E BELLEVIEW PL
MILWAUKEE WI 53211

PHYLLIS B VIAL
2572 N PROSPECT AV #D
MILWAUKEE WI 53211

PROSPECT AVE APTS LLC
C/O KATZ PROPERTIES INC
614 W BROWN DEER RD #300
BAYSIDE, WI 53217

RANDY AYRIS BRYANT LLC
2024 E LAFAYETTE PL
MILWAUKEE WI 53202

RECTOR WARDENS & VESTRYMEN
ST MARK'S CHURCH
2618 N HACKETT AVE
MILWAUKEE WI 53211

REYN M PERKINS-JONES
2533 N DOWNER AV
MILWAUKEE WI 53211

RICHARD G & DIXIE A DEINES
2710 N DOWNER AV
MILWAUKEE WI 53211

ROBERT A MENDELSON
SANDRA M MENDELSON
2527 N STOWELL AV #5
MILWAUKEE WI 532114202



WENDY M FALL
2633 N HACKETT AV, UNIT E
MILWAUKEE WI 53211

WILLIAM DAVID WACKER
2662 N HACKETT AV
MILWAUKEE WI 532113832

WILLIAM HUNT
2722 N DOWNER AV
MILWAUKEE WI 53211

WILLIAMS EMBLY
2719 E PARK PL
MILWAUKEE WI 53211

WINIFRED H ESCHWEILER REV TR
RTE 1 BOX 122
32016 W HIGHWAY K
HARTLAND WI 53029

ZBIGNIEW SORBJAN
GRACE M SORBJAN
2629 N SUMMIT AV
MILWAUKEE WI 532113850

2575 STOWELL LLC
C/O KATZ PROPERTIES
614 W BROWN DEER RD STE 300
BAYSIDE WI 53217

GRANT REGINATO
WORKSHIP ARCHITECTS
1736 N 2ND STREET
MILWAUKEE WI 53212

MATT RINKA
RINKA CHUNG ARCHITECTS INC
1319 N MARTIN LUTHER KING JR DR STE 301
MILWAUKEE WI 53212

From: John Koethe
Sent: Tuesday, February 05, 2008 10:49 AM
To: planadmin
Subject: Downer Zoning

I won't be able to attend the meeting on Feb. 11, but I just wanted to express my strong support for the proposed condo and Mulkern buildings.

John Koethe
2666 North Hackett Ave.
Milwaukee, WI 53211
414-964-5107

February 8, 2008

City Plan Commission
809 N Broadway
Milwaukee, WI 53211

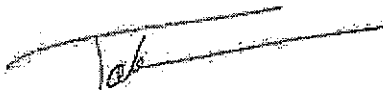
Dear Plan Commission:

Due to the recent changes in the design of the Condominium Tower at Webster Place and Stowell Avenue and the recent addition of the 7 story hotel tower above the former Chancery Restaurant I feel that must oppose any further action towards the development at this time.

If you have been up Downer Avenue recently you would have seen the new parking structure and realized how it has completely changed the feel of Downer Avenue. I am concerned that any additional stories to the height of Downer Avenue buildings will create a tunnel effect, completely destroying any "quaint" feelings that are left.

At this time I ask that the Commission hold off making decisions until after the April Aldermanic elections. I feel that by doing so the neighborhood will have time to review the proposed changes and give vital input into the redevelopment process.

Sincerely,



Todd Slusar
2563 N Summit Avenue
Milwaukee, WI 53211

From: Jean Fleet [mailto:fleetjm@hotmail.com]

Sent: Sun 2/10/2008 7:35 PM

To: Mayor Tom Barrett; Hines Jr., Willie; Koster, Vanessa; planadmin; hatala@mkedcd.org; Bauman, Robert; Wade, Willie; Murphy, Michael; Hamilton, Ashanti; D'Amato, Michael

Subject: Downer Avenue

As one of the over 1000 neighborhood signatories to request height limits on the Downer Avenue projects, I find what is happening now simply amazing, offensive and amazing. What most neighbors wanted was some development and certainly improvement of Downer while keeping this a livable residential neighborhood.

What we are getting is a commercial district totally at odds with the neighborhood, and totally outside the boundaries that were proposed to us at the public meetings.

The 11-story condo was most opposed [many of those who supported it were the first to move out of the city!]. The developers argument was that this was in keeping with three other structures in the neighborhood. That is three buildings, representing something like 4% of the East side neighborhood north of North Avenue. The original zoning was 4 stories, very in keeping with the neighborhood, and many of us did actually support a variance of two stories to encourage redevelopment.

At the last public meeting I can remember, we were promised this was a **ONE** item only variance that the city would grant for the 11-story condo. There was no mention of the sale of the parking lot. There was no discussion of the Park and Downer development, and there was to be only ONE variance for condo development.

The parking lot was sold by the city and sure enough, there is a five story parking lot emerging [was this a legal variance?]. And why were the hearings not public? The condo project seems to have been sold and divided, giving the separate owners, in fact, **TWO** variances [is this even legal never mind considerate or truthful?] and now there is a request for demolition of part of Downer Avenue.

This is a historic neighborhood and some effort must be taken by the city and the HPC to preserve it before complete commercialization and destruction takes place.

I am well aware that the city is under siege and taxes are soaring. I am well aware of the need for new revenues. But I am also aware that many local residents work very hard to keep their neighborhoods in scale, as livable and safe environments.

In due respect, I ask you to stop the encroachment of downtown commercialism and keep the historic elements of Downer Avenue and the East Side that make people still want to live here and care for their neighborhood. You must preserve some of the positive incentives for people to continue to want to live in, and pay taxes in, this city.

Jean M. Fleet
2588 N. Prospect Avenue
Milwaukee 53211

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.

February 10, 2008

Dear Planning Commission,

I am writing with my deep concern about the proposed changes to the Downer Avenue Project. I am not so much opposed to the development of Downer Avenue, as to lack of sensitivity to this historic neighborhood and little input this project has had by the neighborhoods that will be deeply and permanently affected by this project. There needs to be careful consideration to trying to develop Downer Avenue while being sensitive to its historic importance to Milwaukee's Eastside.

As a young 17 year old who grew up in Wauwatosa, I remember fondly my first date at the Coffee Trader on Downer. I had never been to the Eastside of Milwaukee and remember how quaint Downer felt and how special this small section of Milwaukee had been preserved. Soon after that I started college at UWM, living in the Dorms and eventually in apartments on both Farwell and Belleview near the proposed project site. Almost 20 years later I am still an Eastsider and very proud of the neighborhood I have grown to love.

Although Downer businesses have come and gone, it has always had a special home town feeling that few areas of Milwaukee still have. I agree that new life and development would add to this neighborhood, however I am concerned about the speed this project is being pushed through and that lack of involvement that the community it will most effect has had.

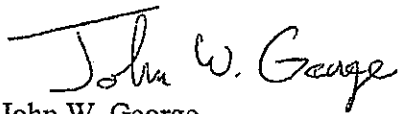
The huge five story parking structure on the corner of Downer and Belleview being erected is way out of character for this neighborhood and gives no consideration to the existing buildings. The original facade of the structure has been greatly changed since the first drawings were presented and now it looks nothing less than Soviet Block Housing. It certainly lends nothing to the character of Downer Avenue.

Another great concern is the recent addition of a seven story hotel that will be right on Downer about the former Chancery Restaurant building. This structure was quickly added to the Planning Commission Agenda without being openly discussed by the neighborhood. Given the lack of sensitivity that the parking structure has to the neighborhood, I am deeply concerned that this hotel will lack the same attention to detail as the parking structure did.

From the drawings, there seems to be four large structures being developed on or next to Downer Avenue. I am deeply concerned that Downer Avenue will get the same tunnel effect that has permanently changed the historic character of Milwaukee's Third Ward.

Given that we are in the process of electing a new Alderman for District 3, I think the best solution is to wait until that individual has been elected and work with them, the developer and the neighborhood to come to some kind of compromise around this deeply troubling project.

Sincerely,

A handwritten signature in cursive script that reads "John W. George". The signature is written in black ink and is positioned above the typed name.

John W. George
2563 N. Summit Avenue
Milwaukee, WI 53211

414-322-6770 (cell)

Georgetown Condominium Association
2641-2649 N. Hackett Ave.
Milwaukee, WI 53211

February 8, 2008

Commissioners
City Plan Commission
808 N. Broadway
Milwaukee, WI 53202

Dear Commissioners,

As President of the Georgetown Condominium Association, 2641 N. Hackett Ave., I am writing on behalf of most of the fourteen owners to express our concerns about the plans for the Mulkern Building, which is adjacent to our property, directly to the west. These concerns revolve primarily around its height, the added congestion and parking problems on the streets, and the lack of space for garbage and deliveries.

We wish to point out first of all to the Commission that our building and the building to the south of us on Hackett are condominiums—not apartment buildings. We believe the net result of this development, intended to increase the City tax base, will come at the expense of current property tax-paying owners whose property values will decrease.

While clearly the existing Mulkern Building needs work, having been neglected by the previous owner, we believe the planned four story addition to the building is too large for the site. Its size will result in more traffic and congestion in the area. There is no allowance for off-street deliveries to the offices. This will further impact the incredible congestion at the corner of Park and Downer, especially along Park St., which is narrow and down to one lane in the winter.

Further, the alley behind the building is already crowded with garbage dumpsters. There is no extra space allocated to place more dumpsters for the office, medical and other waste that the new building will generate. We feel we are being boxed in, losing our west light and airspace and also having an even more unsightly back alley to view from our units. And inevitably there will be more noisy, early morning garbage pick-ups from the additional dumpsters what will be needed.

Most of us park in the existing parking garage on the second floor, which will be removed. This will require us to relocate to the street and further congest the area, or pay more to park further away from our building--should parking be offered to us in the building across from the Downer Theater at a reasonable cost and with reasonable conditions. Parking is an issue seven days a week due to the high impact of church-goers

driving over on the weekend to attend services at the churches across the street on Hackett.

In summary, we believe this is an over-development which will reduce the value of our condominiums that include west-facing, outside porches that will no longer have any light or view, and will no longer have any privacy.

The Mulkern Building, like the other buildings being proposed and built on Downer and Stowell, is not of appropriate scale and not in keeping with our historic and beautiful residential neighborhood. It will reduce the value and livability of our walkable neighborhood, which is already under great stress. While we appreciate the small greenspace that is included in the Mulkern plan, this will not compensate for all the other losses we will experience.

Thank you for your consideration of our concerns.

Sincerely,

Catherine Miller, President

From: theakovac@sbcglobal.net [mailto:theakovac@sbcglobal.net]

Sent: Sun 2/10/2008 6:34 PM

To: planadmin

Subject: File #070963

To City of Milwaukee Plan Commission Members:

Re: File #070963 requesting Detailed Plan Development Approval for Surgi-Center at Park/Downer, new 7-story hotel at Chancery site, 11story condo w/5 three-story townhouses facing Stowell at the Webster-Stowell site.

I am very concerned that this DPD is being considered without proper input from the residents of the Downer Ave. area.

Please vote to hold a decision on the above until all the neighborhood groups representing people affected by this DPD have been informed of the plans via presentations at meetings, and until a general neighborhood meeting is held. The last such general neighborhood meeting re: Downer Ave. development was held at St. Mark's Church on Dec. 18, 2006, and since then there have been substantial changes in the plan, such as demolition of the Chancery building and erecting a 7 story hotel in its place.

Please recommend that all Downer Ave. development be included in the city's **Northeast Side Area Planning** process that is already underway.

Thea Kovac
2623 E. Belleview Place
Milwaukee, WI 53211

From: richard ippolito [mailto:ripp4@usa.net]

Sent: Sun 2/10/2008 2:43 PM

To: planadmin

Cc: gjames@gjd.com; jgcapell@wi.rr.com; david-d-allen@wi.rr.com; ripp4@usa.net; joe@net-directions.com; catexd2002@yahoo.com; wcsommer@yahoo.com; siegmannj@sbcglobal.net; halvorhead@earthlink.net

Subject: 11 Feb 2008 CPD and HPC meetings

On February 9, 2008, the following was sent to the Murray Hill Neighborhood Association Board of Directors. By majority vote, it was approved and, as a Board Officer (Treasurer), am sending this to you **for the President** who is out of town:

Dear Committee Members:

On Monday, February 11, 2008, the CPC and HPC will meet to discuss File # 07096 regarding the next stage of the *Detailed Plan Development* on Downer Avenue.

We were given assurances that only "*Minor Modifications*" can be accommodated within the current Downer Avenue GPD that was approved in February **2007**. The proposed modifications certainly cannot be qualified as "*minor modifications*". Because these meetings **once again have been scheduled with the CPC earlier and the HPC later**, repetition of "conditional acceptance" that occurred with the Downer Avenue Parking Structure, is likely. Until "conditions" are determined and met, the City needs to retain its control over what transpires.

Therefore, we request that the scheduled hearings be conducted *but that any voting must be tabled at this time*.

Despite this last minute communication, we hope you will advise your Commissions accordingly.

Respectfully,

J.Gerard Capell
President, MHNA

From: Donna Neal [mailto:neal.donna@mbco.com]

Sent: Monday, February 11, 2008 11:42 AM

To: planadmin

Cc: historicpreservation

Subject: Downer DPD 070963

Importance: High

I urge the City Plan Commission to reject or at minimum defer a decision on the proposed change in zoning from GPD to DPD on the basis that this is a major modification to the GPD and by no means constitutes a "minor modification", and open the process to serious and thoughtful public comment.

The proposal represents a substantially different plan than approved by the GPD:

- A seven-story hotel on Downer Avenue – there was NO new construction on Downer Avenue in this block in the GPD. This is huge structure for this location, and will dramatically change the nature of the historic commercial district. It should not be entertained lightly, nor without substantial public and neighborhood comment.
- Demolition of an historic building in a City Historic Commercial District – NEVER discussed in any public forum, certainly not part of the GPD. At minimum, the façade of the building is certainly worth keeping; it's in at least as good condition as the rest of the building. But the larger issue is that the proposed building is completely
- 2 towers not 1 – an 11-story hotel/condo complex in the GPD on Stowell/Webster; this proposal has an 11-story condo complex with townhouses on that space, PLUS a 7-story hotel on Downer Avenue itself.
- At the last public meeting on December 18th, 2007 there was no mention of a hotel, nor was there any plan to build new construction east of the alley.
- When the GPD was approved in February 2007, new construction encroached across the alley, but NEVER extended to HISTORIC Downer Avenue.

Based on the divergence of the current proposal from the GPD, it is clear that there is still room for modification of plans. Citizens and relevant organizations should be consulted and input solicited. For instance, the proposal should receive input from the Water Tower Landmark Trust. WTLT members, not just the board, deserve to have a chance to discuss the plans with the developer before the plans receive final approval by the CPC.

I would also respectfully suggest that the City Plan Commission take advantage of the time provided by deferring this decision to assure itself of the financial viability of the developer as well as the quality and aesthetics of the proposed construction.

- Joel Lee has testified in court that New Land Enterprises was not able to secure financing for the \$5MM parking structure on the corner of Downer and Belleview without his firm's involvement. This complex represents substantially more investment, in times when financing is even more difficult to access. A BIG watchout for the City and the neighborhood.
- The parking structure currently under construction at Downer/Belleview is an obvious statement of the quality and aesthetics we can expect of the developer without appropriate diligence from the CPC and other City agencies. It is clearly being done at least cost possible and is entirely out-of-keeping with other structures in the Historic District. Even construction workers on site are volunteering apologies to the neighbors for the unsuitability of the building. Let us not make the same mistake with the rest of the DPD.

I would suggest the Commission to separate the Mulkern Building renovation from the remainder of the development (hotel, condos, townhomes) if it is important to move ahead with that aspect of the development, so that the appropriate amount of time can be made for public engagement on the rest of the proposal, which I expect will be much more controversial, given its dramatic divergence from the GPD.

Respectfully,

Donna J. Neal
2624 E. Belleview Pl.
Milwaukee



John Koethe
2666 North Hackett Ave
Milwaukee, WI 53211

Jean Fleet
2588 N. Prospect Avenue
Milwaukee, WI 53211

Pamela Frautschi
2430 E. Newberry Bvd.
Milwaukee, WI 53211

John George
2563 N. Summit Avenue
Milwaukee, WI 53211

Georgetown Condominium
Association
2641-49 N. Hackett Ave.
Milwaukee, WI 53211

Thea Kovac
2623 E. Belleview Place
Milwaukee, WI 53211

Todd Slussar
2563 N. Summit Avenue
Milwaukee, WI 53211

070963
Notices sent out 2/13/08