

May 22, 2007

To: Members of Zoning & Neighborhood Development Commission

RE: Agenda items 061440 and 070034

From: Pamela Frautschi, 2430 E. Newberry Blvd.

Gentlemen:

I live a block and a half from the Downer Avenue Master Plan project. I request that until the Conditions attached last week to the CPC and HPC decisions are appropriately acted upon and resolved that you do not vote to approve items 061440 and 070034 regarding sale of City-owned land and acceptance of the still evolving Detailed Plans of the Commercial Space & Parking structure proposed for the SE corner of Belleview & Downer.

Negotiations between the developers, two CPC representatives and 3 HPC representatives hold the potential of resolving some issues, particularly those of treating the State and National historic organizations as more than "advisory".

I support revitalization of Downer Avenue, but assert that the plans need to be responsive to expert guidelines as well as community input.

Though the developers have been adamant that no building of reduced proportion makes the project economically feasible for them, surely Milwaukee cannot simply have plans imposed upon it. The GPD (General Planned Development) that was passed last February sets maximums and doesn't deny making the building smaller.

For the first time late last week, outside of Public Hearings, we became aware that consideration had been given to some of the proposed parking spaces in the new parking structure accommodating parking for the Georgetown and St. Regis condominiums. There was no reference to law that would require the developers to do so, nor would such spaces then be available to the public or visitors to the associated plans of medical office development. Is there any obligation for the developers to replace the 2nd floor parking when renovations are done to the 2600 block of Downer?

To my knowledge there are also unanswered questions such as where the major transformer on the property will be moved, whether the Popcorn Stand stays where it is as designated in the GPD, and what provisions are made for snow removal from the parking roof.

Your own Historic Preservation Commission was scheduled in an after-the-fact position. Today you could be making a before-the-fact decision that does not best serve the purpose of your Commission. As eager as we all are for Downer to experience better circumstances, please wait for substantiation of what will or will not be in the Detailed Plans.