

January 25, 2010

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

Dear Committee Members:

File No. 090807 relates to the Second Amendment to a Detailed Planned Development known as Highbridge Condominium, for 68 residential apartments known as Metro Place, on land located on the South Side of East Kane Place and East of North Water Street, in the 3rd Aldermanic District.

This amendment is requested by Wangard Partners and will allow for the construction of up to 68 residential apartment units, known as Metro Place. The original DPD allowed for 55 total residential units to be constructed over two phases. The first phase, known as Highbridge Condominiums, included 27 condominiums and left a balance of 28 residential units for phase II. This amendment proposes to increase the number of units from 28 to 68, though the form and massing of the proposed building is consistent with the originally approved plans.

A total of 68 interior parking spaces will be provided on the site, and will be located on the lower two levels along North Water Street. These two levels of parking will be built into the grade of the site and will not be visible from Astor Street. The community room and fitness center will also be located along the Water Street ground level. The upper four levels will contain a total of 68 studios, one- and two-bedroom apartments. The building itself will be a U-shaped courtyard building that faces to the south. The courtyard, located at the Astor Street level, will be designed with a green roof. The primary entrance to this development will be off of North Water Street. A secondary entrance for residents will be located at the Astor street level.

The building will be clad primarily with cast stone, fiber cement board, and utility brick. The balcony railings will be metal with wire mesh infill. The glazing along Water Street will be primarily clear. There will be translucent glazing in the second floor parking area. The garage door will also have translucent glass panels with an awning casting down lighting onto the door.

Ald. Kovac held a neighborhood meeting on December 17, 2009. Overall, the neighbors who attended the meeting were generally supportive of the proposed project. On January 25, 2010, a public hearing was held and at that time nobody spoke in opposition. Since the proposed change is generally consistent with the previously approved DPD, the City Plan Commission at its regular meeting on January 25, 2010 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Nik Kovac