



January 31, 2007

Patricia T. Najera, Chair
City Planning Commission
809 N. Broadway- 2nd Floor
Milwaukee, WI 53202

RE: Downer Avenue New Land Enterprise's PUD

Dear Planning Commissioners,

This letter is to express the Cambridge Woods Neighborhood Association (CWNA) Board's objection to the proposed Plan Unit Development that includes an eleven story condo/hotel development along Stowell and Downer Avenues. The CWNA is one of five neighborhood associations on the Upper Eastside and this decision joins previous objections expressed by the two associations that straddle this proposed development.

The CWNA's objection to the PUD is focused primarily on the change of zoning necessary to accommodate the height of the condo/hotel building and is based on the previous developer's proposal and a reported revision to the plan. The recently updated zoning code for the City of Milwaukee was reported to give both the developers greater certainty of allowable development and to protect existing neighborhoods from unsuitable developments. To allow a change in the zoning which nearly doubles the allowable height would send the wrong message to an area that is just beginning a neighborhood area-wide plan. Until a plan is finished (or at least well underway), zoning changes and variances should occur in a few inches and feet, not in leaps and bounds.

While the developer has made reiterations to the original proposal, the changes have not wavered from a building that is way above the allowable height. New Land Enterprises is currently undergoing a similar commercial-residential development in the downtown Whitefish Bay area, but the height of buildings in the development is limited to three and four stories. The Cambridge Woods neighborhood also adjoins a commercial district that has suffered neglect and vacancies. If this PUD goes through as is, it may set an objectionable precedent for future development proposals in the adjacent residential neighborhoods offering views of Riverside Park and the river corridor.

Respectfully,

Peter McMullen, CWNA President

cc: Zoning, Neighborhood and Development Committee
Upper Eastside NAs
CWNA