EPPSTEIN UHEN
ARCHITECTS

www.eppsteinuhen.com
333 East Chicago St.
Milwaukee, WI 53202-5809
tel 414 271 5350
fax 414 271 7794

Response to City Staff Comments and Recommendations

Received July 9th, 2004

July 16, 2004

Project Name: First Place on the River

Address: 106 West Seeboth

Riverwalk:

1. Boat docking plan has been revised not to exceed 40'-0" beyond the existing seawall. The original dock plan was submitted with encouragement from the City to maximize the number of boat slips available within outside of the navigable waterway; the developer will continue to seek approval for additional boat slips with the proper authorities. Revision has been submitted.
2. The Development Team will continue to work with City staff on the details of the design of the Plaza area at the end of 1st Place and the transition/terminus of the Riverwalk at the North end of the property.
3. The paving material at the midpoint of the Riverwalk is consistent with the surface materials proposed for use on the Riverwalk per design drawings as submitted. The Development Team will continue to work with City staff on the details of the design as required.

Detailed Plan Development:

1. The Development Team will consider adding residential units at the Northeast portion of the building along the ground adjacent to the Riverwalk in lieu. This will need to be reviewed and evaluated as the current proposal is based on a specific parking ratio and the Developer does have concern about reducing the number of parking spaces. Also, note that the plan that was approved by the City for previous Owner actually had parking in the building at the ground floor at the corner of 1st Place and Seeboth Street and a number of garage doors facing the Riverwalk. The Development Team will continue to work with City staff on the design and try to accommodate the City staff's recommendation.
2. Enlarged elevations of the first four floors of the building were included as part of the original submittal and have been annotated and resubmitted.
3. Specifications for the proposed garage doors have been submitted.
4. Development Team will submit additional information for the proposed window types and will continue to work with staff on the details of the design.

5. Development Team will submit additional information for the proposed signage types and locations and will continue to work with staff on the details of the design.
6. Development Team will work with City Staff and Department of Public Works and coordinate regarding areas of public right away. Revision note to the Site Plan has been submitted.
7. Retail area has been noted on ground floor plan – total retail area equals 7,641 square feet. Revision has been submitted.
8. Boat docking plan has been revised not to exceed 40'-0" beyond the existing seawall. The original dock plan was submitted with encouragement from the City to maximize the number of boat slips available within outside of the navigable waterway; the developer will continue to seek approval for additional boat slips with the proper authorities. Revision has been submitted.