

November 11, 2008

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

Dear Committee Members:

File No. 080742 relates to the change in zoning from Local Business (LB2) to Detailed Planned Development (DPD) on land located West of North Farwell Avenue and South of East Kenilworth Place, in the 3rd Aldermanic District.

This zoning change was requested by New Land Enterprises and would allow for the construction of a five story structure with four stories of dwelling units over one story of retail and parking. The building would consist of up to 90, one-bedroom and studio apartment units and approximately 7,500 square feet of retail space. Proposed retail uses may include office, personal business, medical office, tavern, sit-down restaurant, health club, theater, and retail services. Retail space will be located and accessed along both Kenilworth and Farwell. The main entrance to the apartment units will be along Kenilworth.

A total of 103 parking spaces will be located one story below ground and on the ground floor level, of which 90 spaces will be reserved for the residential tenants and 13 spaces will be dedicated for the retail tenants. The parking will be accessed via two (transparent glass) garage doors, located off of East Kenilworth Place.

On November 10, 2008, a public hearing was held and at that time nobody spoke in opposition. Since the proposed change complies with the Zoning Code and City plans for the area, the City Plan Commission at its regular meeting on November 10, 2008 recommended approval of the subject file, conditioned on submittal of a revised owner's written narrative correcting and adding to the signage information.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Nik Kovac