

December 8, 2008

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

Dear Committee Members:

File No. 080814 relates to a change in zoning from Industrial Heavy (IH) to General Planned Development (GPD), on land located East of South 1st Street and North of East Lincoln Avenue, for a mixed use, five story building, in the 14th Aldermanic District.

This zoning change was requested by the Center for Veterans Issues and will allow for the development of one mixed-use, five-story building on the southernmost 1.4 acres of the site. The building will have approximately 10,000 square feet of commercial space on the first floor and four floors of apartments totaling approximately 80 units. The residential units will be leased to US Veterans qualified under the LIHTC program. The height of the building will be approximately 57 feet. Each of the upper four floors (floors 2-5) of the building will have 6 studio and 14 one-bedroom apartments, for a total of 80 apartment units.

The mixed-use component, which will be located on the first floor of the building, may include an exterior dining area related to a proposed corner café along East Lincoln Avenue. There will be an attached bus shelter along the East Lincoln Avenue façade as well. The first floor will also house support services that will be available to building residents and veterans who live in the surrounding neighborhood. The building will be constructed of high quality materials such as masonry with stone accents at the ground floor and a combination of stucco and fiber cement siding on the upper floors. Alderman Zielinski held two neighborhood meetings regarding the proposal, at which time no significant concerns were raised by attendees.

On December 8, 2008, a public hearing was held and at that time a few neighboring property owners spoke in opposition to the project, stating concerns regarding the affects of the housing development on the neighborhood, existing industrial uses, and the Kinnickinnic River. Since the proposed change complies with the Zoning Code and City plans for the area, the City Plan Commission at its regular meeting on December 8, 2008 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Tony Zielinski