

January 10, 2012

To the Honorable Members of the  
Zoning, Neighborhoods and Development Committee  
City of Milwaukee  
City Hall, Room 205

Dear Committee Members:

File No. 111043 relates to the change in zoning from Two-Family Residential (RT4) to Local Business (LB2), for residential development, on lands located on the west side of North Buffum Street, north of East Center Street, in the 6th Aldermanic District.

This zoning change was applied for by Heartland Housing, Inc., and will allow for the two subject lots to be combined with four lots to the south, for future residential development. Heartland Housing, Inc. will purchase these lots from the Redevelopment Authority of the City of Milwaukee (RACM). Heartland Housing, Inc. is proposing to create permanent, supportive housing in Milwaukee's Harambee neighborhood. Six vacant parcels, including the two included in this zoning change, will be developed into a 34 unit multi-family building of four stories along East Center Street and three stories along North Buffum Street.

The site is located within the Northeast Side Comprehensive Area Plan boundaries. Specifically, this site is located within the Harambee neighborhood and the Harambee Great Neighborhood Plan District. Recommendations for the Harambee Area include redevelopment of vacant or underutilized parcels into commercial and residential uses that will serve as catalysts for new development in the area. Strategies to accomplish these recommendations include identifying lots available for construction, exploring infill potential for vacant lots owned by the City of Milwaukee, and providing financial incentives for the development of key sites. This proposal is consistent with the recommendations of the Northeast Side Comprehensive Area Plan and the Harambee Area.

On January 9, 2012, a public hearing was held and at that time several neighbors opposed the zoning change. Neighbors expressed concern that the neighborhood is primarily single- and two-family and that the proposal is out of scale. Additionally, some were concerned that this development would bring additional crime to the neighborhood, and would rather see the site left vacant and used for neighborhood gardens. Since the proposed change is consistent with the Northeast Side plan, the City Plan Commission at its regular meeting on January 9, 2012 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Milele Coggs