

January 28, 2008

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

Dear Committee Members:

File No. 071128 relates to the change in zoning from Two-Family Residential (RT4) to Local Business (LB2) on land located East of South 17th Street and South of West Mitchell Street in the 12th Aldermanic District.

This file will allow for the construction of a new surface parking lot and queue lane for a new drive-up facility for Pyramax Bank. The existing 4-family home will be razed. The parking lot and queue lane must be landscaped in accordance with the LB2 zoning requirements. Additionally, LaMacchia Group is aware that they must get approval from the Board of Zoning Appeals for the drive-through. While staff generally does not support changing to commercial zoning adjacent to residential areas, since the bank owns the majority of the adjacent properties, and LaMacchia Group LLC sent letters to surrounding neighbors regarding the proposed zoning change and construction, staff supports this zoning change.

On December 17, 2007, the City Plan Commission heard this proposed zoning change. It was noted to DCD staff prior to the meeting that only one neighbor expressed concerns relating to light spillage, which were worked out with LaMacchia group. At the time of the public hearing, two neighbors stated that they were not contacted by LaMacchia group regarding the proposed development, as had been stated by the developer. They had concerns regarding the impact the new surface parking lot and queue lane would have on traffic and how it would compromise the safety of pedestrians. The City Plan Commission recommended that the proposal be referred to staff for one cycle so that the developers could meet with the residents and address their concerns.

A neighborhood meeting was held with LaMacchia Group, members of Pyramax Bank, Alderman Witkowiak, and neighbors to discuss the proposal. As a result of conversations with neighbors, the site plan has been revised to indicate an 8 foot high privacy fence between the new parking lot and queue lane and the neighbors to the north, and speed humps that will be located within the private parking lot (locations to be determined later).

Prior to the City Plan Commission meeting, DCD received two letters of support for the zoning change. On January 28, 2008, a public hearing was held and at that time a few people spoke in favor of the zoning change, including representatives of Pyramax bank. One neighbor was opposed. Since the proposed change complies with the Zoning Code and City plans for the area, the City Plan Commission at its regular meeting on January 28, 2008 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Jim Witkowiak