

October 18, 2004

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

Dear Committee Members:

Attached are File No. 040567, being a substitute ordinance relating to the change in zoning from Single-Family Residential (RS6) to Multi-Family Residential (RM1) on land located on the north side of East Warnimont Avenue and East of South Clement Avenue, in the 14th Aldermanic District.

This ordinance would expand a low density, multi-family zoning district to allow for the construction of an 8-unit residential apartment building in the subject area North of East Warnimont Avenue and accessory garages for an existing apartment building in the subject area south of East Morgan Avenue. The proposed multi-family building would be located off of an existing driveway where surface parking is currently located. A certified survey map would need to be approved to provide a separate parcel for development since multiple buildings are not permitted on a single lot.

On Monday, September 13, 2004, the City Plan Commission held a public hearing. At that time, several neighbors spoke in opposition to this proposed zoning change. In general, the citizens concerns related to having a building to the rear of the site, parking, noise and litter. Since the proposed zoning change isn't consistent with the context of the block configuration and due to neighbors concerns; City Plan Commission recommended that the attached substitute ordinance be placed on file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Zielinski  
File