

April 2, 2003

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

Dear Committee Members:

Attached is File No. 021635, being a substitute ordinance relating to the change in zoning from Local Business (LB2) and Two-Family Residence (RT4) to Detailed Planned Development (DPD) known as Kane Place Lofts, located on the south side of East Kane Place and east of North Humboldt Avenue, in the 3rd Aldermanic District.

This zoning change will allow for the construction of a 14-unit residential condominium building with a commercial retail space. All of the units will be 2 bedrooms with 2 full baths. Amenities include a balcony and fireplace. The exterior building material will be brick at the base and first level and cementitious clapboard siding on the second and third floors. The roof will consist of several gables along the street frontages with some flat roof components. The commercial space will be about 700 square feet.

There will be a garage with 23 heated parking stalls. The garage is accessed from Pulaski Street. Construction and leasing signs are proposed that meet that zoning code standards. A building sign for the café or commercial space is proposed, but no standards are provided.

On Monday, March 31, 2003, the City Plan Commission held a public hearing. At that time, no one spoke in opposition to the proposed development. A representative of the East Village Neighborhood Association spoke in favor of the proposal indicating that the developer worked well with the group and incorporated the changes that they requested such as providing more brick on the first level. Since this proposed zoning change is consistent with the surrounding land use and is a good re-use of a brownfields site, the City Plan Commission at its regular meeting on March 31, 2003 recommended that the attached substitute ordinance be approved conditioned on working with staff on the final exterior details, indicating building materials on the building elevation drawings, providing details of the proposed wall sign for the commercial space and working with DPW regarding the use of decorative paving in the public right-of-way.

Sincerely,

Julie A. Penman  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. D'Amato