

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. 111112 relates to the change in zoning from Detailed Planned Development (DPD) to General Planned Development (GPD), and approval of the Third Amendment to the General Planned Development known as Kilbourn Square, to permit future residential development, on land located on the southwest corner of West State Street and North 23rd Street, in the 4th Aldermanic District.

This zoning change was applied for by City on a Hill, and will permit future duplex and townhome development on an existing surface parking lot. This site is currently zoned Detailed Planned Development (DPD), which dictates that this site will remain as a surface parking lot. However, the existing GPD contemplates future build out of surface parking lots within the Kilbourn Square GPD boundary, including this specific site, and permits residential development. Thus, in order to be compliant with zoning for a WHEDA tax credit application, the applicant is requesting to rezone the site back to GPD so that the use is permitted. Elevations, a site plan, and landscape plan will be approved as part of a future DPD.

The 36 units of duplex and townhome-style housing, geared toward families, will incorporate a central area of green space and a common building for use by residents. It is anticipated that access to the development would be from North 23rd Street. A total of 46 parking spaces would be provided on site, one for each residential unit, and 10 for use by those utilizing the common building. All other aspects of the GPD remain unchanged.

The site is located within the Near West Side Comprehensive Area Plan boundaries. Specifically, the site is located within the Avenues West neighborhood boundary and is a Catalytic Project called "City on a Hill". The residential goals outlined in this plan include strengthening and improving the existing neighborhood fabric by increasing owner-occupancy within the near west side. Specifically, the City on a Hill catalytic project recommends converting the surface parking lot on Kilbourn to a "Traditional Neighborhood Development" (TND) subdivision. This proposal is consistent with the plan recommendations.

On January 9, 2012, a public hearing was held and at that time nobody spoke in opposition. One neighbor attended the hearing, and stated that he was not opposed to the proposal, but preferred to see a garden use on the site, and that there is too much housing in the neighborhood currently. 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 9, 2012 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Robert Bauman