

July 24, 2003

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

Dear Committee Members:

Attached is File No. 030411, being a substitute ordinance relating to the change in zoning from Multi-Family Residential (RM4) to Detailed Planned Development (DPD) known as Highland Park, in the blocks bounded by West Juneau Avenue, West McKinley Avenue, North 17th Street and North 20th Street, in the 17th Aldermanic District.

This zoning change will allow for the demolition of the existing two, 12-story towers, fourteen, 4 and 5 bedroom apartment buildings, the Boys and Girls Club building and all other non-residential buildings for the creation of new streets and blocks for new residential construction.

A 4-story mid-rise building and 46 single-family homes will be constructed. Of those homes, 16 will be rental units and 30 will be sold for owner occupancy. The multi-family building will face West Juneau Avenue in a U configuration with open, landscaped space in the front of the building. The exterior will consist of a brick veneer with aluminum storefront window system. There are 10 single-family models that will be handicap accessible with large front porches. Fifty surface parking spaces will be provided for the multi-family building and a 2-car garage will be provided for each single-family home.

On Monday, July 21, 2003, the City Plan Commission held a public hearing. At that time, no one spoke in opposition to the proposal. Since this proposed planned development is consistent with City plans for the area, the City Plan Commission at its regular meeting on July 21, 2003 recommended that the attached substitute ordinance be approved.

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Hines