

March 23, 2005

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

Dear Committee Members:

Attached is File No. 041530, being an ordinance relating to the change in zoning from Downtown Residential and Specialty Use-C9B(a) to a Two-Family Residential (RT4) on land located on the North and South sides of West Vine Street and West of North Hubbard Street, in the 6th Aldermanic District.

This ordinance will change zoning for properties located within the Brewer's Hill neighborhood from a downtown zoning district to a general residential district. All of the existing uses are either permitted or grandfathered under this proposed district. Residential buildings surround these proposed zoning change boundaries with Beerline "B" located to the East.

The City Plan Commission held a public hearing on March 21, 2005. At that time a petition from the condominium owners at the Crescent was submitted against the zoning change. They noted concerns about an existing restaurant to the East and on-street parking issues. Two owners of these properties opposed the zoning change and one neighbor spoke in favor of the change. The owners were concerned about not being able to have an opportunity to develop their land as the developer to the east did. The Alderman, who originally requested the zoning change, asked that it be placed on file after noting he never met with the owners and now understands their concerns with the zoning change. Although this proposed zoning change is consistent with the City plans for the area, the City Plan Commission at its regular meeting on March 21, 2005 recommended that this ordinance be placed on file.

Sincerely,

John R. Hyslop
Assistant Planning Director
City Plan Commission of Milwaukee

cc: Ald. McGee, Jr.
File