

July 13, 2004

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

Dear Committee Members:

Attached is File No. 040212, being a substitute ordinance relating to the change in zoning from Park (PK) to Single-Family Residential (RS4), on land located on the west side of North 46th Street and North of West Green Tree Road, in the 1st Aldermanic District.

This property is part of a larger site developed by MMSD as a storm water retention basin and zoned Park. MMSD has determined that a portion of the property immediately west of North 46th Street is not needed for storm water retention and would like to make the land available for the site to relocate up to 13 single-family homes being removed from flood prone areas or new storm water retention basins in West Allis and Fox Point. The homes would be compatible in size and style with other homes in the surrounding neighborhood.

On Monday, July 12, 2004, the City Plan Commission held a public hearing. At that time, about 6-8 neighbors on the east side of North 46th Street indicated their opposition. All of the neighbors stated that they were led to believe from MMSD that this land would never be developed. Some indicated that they use this area to walk their dogs and provides a natural setting. Others were concerned about the loss of trees and access to the open space. The local Alderman indicated that while he supports additional tax base in the City, he would not support the rezoning for this area. Since several neighbors and the Alderman indicated their opposition to the rezoning and relocation of homes to this area, the City Plan Commission at its regular meeting on July 12, 2004 recommended that the attached substitute ordinance be placed on file and recommended that the homes be relocated to other infill sites in the City.

Sincerely,

Martha L. Brown
Acting Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Hamilton
File