

April 25, 2006

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

Dear Committee Members:

File No. 051590 is a substitute ordinance relating to the First Amendment to a Detailed Planned Development (DPD) known as Josey Heights, on land located on the South Side of West Lloyd Street and East of North 12th Street, in the 15th Aldermanic District.

This substitute ordinance adds the single-family residential lots to the planned development area. The concept of converting an under-utilized park for infill development was previously approved by Common Council through a Request For Proposal process for ultimate conveyance to the selected developer for infill housing.

The original detailed planned development did not include the single-family lots because the building elevations were not fully developed at that time. The current single-family zoning requires a minimum building width of 42.25 feet for ten of the thirty-seven lots. In these cases, the models are about 6 feet too narrow. These lots are unique in that they are wider to accommodate a shorter depth. It would be difficult to replat the lots along West Lloyd Street in order to create enough lot area for the overall building area. Two of those lots have already received Board of Zoning Appeals approval for dimensional variances and are under construction.

The Josey Heights subdivision includes thirty-seven single-family homes and sixteen town homes. There are 4 single-family housing models and sizes that will be offered, all addressing the streets with front porches and garages behind. Detached garages to these units will be accessed off an alley. The house models are consistent with bungalow single-family styles. This development also has a unique storm water management plan with several sustainable aspects. Green space is proposed as a center for the community. Bioswales and rain gardens are included in the rear yards of the individual lots to address storm water management. The public streets and alleys are hoped to be constructed with pervious pavement.

On April 24, 2006, a public hearing was held and at that time there was no opposition to the change. Since the proposed change complies with the Zoning Code and City plans for the area, the City Plan Commission at its regular meeting on April 24, 2006, recommended approval of the subject ordinance.

Sincerely,

A handwritten signature in black ink, appearing to read "Rocky Marcoux", with a stylized flourish at the end.

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Hines