

June 20, 2005

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

Dear Committee Members:

Attached is File No. 050188, being an ordinance relating to the change in zoning from Two-Family Residential (RT4) to General Planned Development (GPD) and approval of the first phase of the Detailed Planned Development (DPD) known as Kane Commons, on land located on the North Side of East Kane Place and West of North Cambridge Avenue, in the 3rd Aldermanic District.

The general plan would establish a master plan for a 9-building courtyard development and renovation plans for two existing single-family buildings located at 1144 through 1158 East Kane Place. Existing buildings to the rear of 1144 and 1148 are to be demolished. The development includes a driveway between 1142 and 1148 opening to a hardscaped courtyard with permeable paving and access to eight personal garages. The first phase DPD will approve four residential buildings (two remodeled, two new construction) along Kane Place.

This property is located within the East Village Neighborhood Conservation Overlay District which established a neighborhood plan and development and design standards for renovations and new construction. Because of the unique level of design detail required for a planned development, planned developments have been exempt from meeting the development and design standards of the Overlay District. One of the purposes of a Planned Development is to encourage development that is compatible with its surroundings and consistent with the City's comprehensive plan. In this case, staff has reviewed this planned development for consistency with the East Village Neighborhood Plan.

Regarding exterior restoration the plan states: "To protect and preserve the neighborhood character, fabric and setting while planning for reasonable growth, exterior restoration should follow historic design principles particularly when applied to front porches, doors, windows, siding and front lawns." The Phase 1 DPD meets the historic design principles. Regarding new construction, the plan states: "To foster new construction that is in harmony with the scale and physical character of the original buildings of the neighborhood, the height and general shape of new buildings should be limited to the predominant height of existing buildings and the existing lot configuration should be retained without subdividing or combining lots." The height and general shape of new buildings in the Phase 1 DPD are consistent with the height and shape of existing buildings in the neighborhood. The only recommendation of the neighborhood plan that will not be met relates to combining three lots into one. This variation is recommended because by adding two additional buildings, the project will be more consistent with the neighborhood's character and fabric and intent of the East Village neighborhood plan.

On June 6, 2005, a public hearing was held and at that time there were several questions raised about the proposed zoning change. Since this proposed zoning change is consistent with the East Village Design Guidelines and the plans for the area, the City Plan Commission at its regular meeting on June 6, 2005 recommended approval of the ordinance with the following conditions: 1. Revise plans and written narrative to provide for possible Riverwalk, 2. Revise site plans to include setback dimensions, lot dimensions, etc., 3. Provide alternate plans to coordinate with the proposed elevations (for single and duplex proposal), 4. Provide site statistics for the overall general plan and phase 1 as part of the Owner's Written Narrative, 5. Revise building elevations to include materials and design elements.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. D'Amato