

October 14, 2008

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

Dear Committee Members:

File Nos. 080747 and 080738 relate to amending the boundary of a Development Incentive Zone (DIZ) known as Towne Corporate Park of Granville to exclude several properties on lands generally located West of North 107th Street and South of West Brown Deer Road, and changing the zoning from Industrial - Light (IL1) to General Planned Development (GPD) for 90 cottage-style apartments for seniors on land located at 8500 & 8501 North Pfeil Street, in the 9th Aldermanic District.

These zoning changes were requested by Silverstone Housing Partners, LLC. The amendment to the DIZ would remove properties located at 8500 and 8501 N. Pfeil St from the DIZ boundary to allow the properties to be rezoned as a GPD. The amendment would also remove from the DIZ, a property located at 10901 W. Donna Dr which is and will continue to be used for storm water detention. The establishment of the GPD will allow for the construction of up to 90 cottage-style rental apartments for seniors. The apartment units will be ranch-style and for seniors age 55 and older. A total of three, 6-unit buildings, nine, 8-unit buildings, and a community clubhouse are being proposed. The units will be a mix of one-bedroom and two-bedroom units, each of which will have a full kitchen, washer and dryer, private porch, private attached 1-car garage, and possibly a private patio. The community clubhouse may include a management office, bathrooms, community room with kitchen, fitness center, patio, and indoor heated pool.

The Department of City Development does not support removing the two properties from the DIZ, or the rezoning of the properties to GPD. The two sites proposed for rezoning are now subject to a deed restriction and Development Agreement between Towne-Granville LLC, MEDC and the City of Milwaukee. This overall development was aided by a Tax Increment District (TID) and additional investment by MEDC. The Development Agreement requires that these two sites and any sites previously designated for industrial development, be developed in accordance with the industrial deed restrictions in the Agreement. Changing the zoning would be contrary to the City and MEDC's initial investment goals in this property, and contrary to our economic development goals for the area.

On October 13, 2008, a public hearing was held and at that time several people, both neighboring residents and representatives of businesses within the industrial park, were opposed to the proposals. One neighbor spoke in support of the proposal, stating that it was consistent with what is already in the neighborhood. Opposition included worry from residents about over-saturation of multi-family, rental properties in the area, and statement from industrial park representatives that the development would cause an increase in traffic and would draw complaints from potential new residents regarding the noises and traffic that is associated with their existing businesses. Since the proposed changes would remove large tracts of industrial land, the City financed the industrial office park, and there is strong opposition by both residents and the industrial park, the City Plan Commission at its regular meeting on October 13, 2008 recommended that the subject ordinances be placed on file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Robert Puente