

September 12, 2006

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

Dear Committee Members:

File No. 060256 relates to the change in zoning from Two-Family Residential (RT4) to Local Business (LB2), on land located generally West of North 42nd Street and South of West North Avenue, in the 15th Aldermanic District. The zoning change is initiated by New Covenant Housing Corporation.

This file consolidates property into a single zoning district to permit the construction of 1,000 square feet of commercial space as part of a larger commercial and residential development. The development, known as Boulevard Commons Phase II, will consist of a total of 6,000 square feet of commercial space and 22 residential units.

The ground floor of the proposed building will have commercial space, parking, and entrances to three residential units. The first floor will have the lower levels of three residential units, as well as spaces that are open to the ground floor retail. The second, third, and fourth floors will occupy the remaining residential units and amenities.

An alley vacation and Certified Survey Map have also been submitted to facilitate this development.

On September 11, 2006, a public hearing was held and at that time there was no opposition to the change in zoning. Since the proposed change complies with the Zoning Code and City plans for the area, the City Plan Commission at its regular meeting on September 12, 2006, recommended approval of the file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Hines