

March 23, 2010

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

Dear Committee Members:

File No. 091461 relates to the change in zoning from Detailed Planned Development (DPD) to Two-Family Residential (RT4) on land located South of East Pleasant Street and East of North Jackson Street, in the 3rd Aldermanic District.

This zoning change is initiated by the owner, Elan Peltz, and will change the zoning from a DPD, which allowed for 6 condominiums, back to the previous Two-Family Residential (RT4) zoning for the property. This change will allow the applicant to develop two residential units on each of the two lots.

On March 22, 2010, a public hearing was held and at that time nobody spoke in opposition. The Commissioners raised concerns about changing the zoning and relinquishing rights for increased density on the site. The developer indicated that the underlying zoning would provide them the most flexibility and consistency with the existing context. The CPC were also concerned about losing design control. Since the proposed change complies with the Zoning Code and City plans for the area, the City Plan Commission at its regular meeting on March 22, 2010 recommended approval of the subject file. The CPC requested, as a matter of courtesy, for the file to return to CPC for informational purposes only, to show them the design.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Nik Kovac