

March 10, 2004

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

Dear Committee Members:

Attached is File No. 031363, being a substitute ordinance relating to the change in zoning from Multi-Family Residential (RM3) to Detailed Planned Development (DPD) known as Niets Apartment Building, located on the east side of West Highland Boulevard and South of West Vliet Street, in the 16th Aldermanic District.

The applicant proposes to construct a 3-story, 31,460 square foot residential apartment building. The development consists of a maximum of 32, 1-bedroom units, with integrated, underground parking. Two of the upper units have balconies facing the street. The main entrance faces West Highland Boulevard. The lobby has windows facing the street. The majority of the building will be faced in brick masonry with a lighter color masonry base and mid-section area to define the lobby and balcony area. Twenty-five underground parking spaces (or .87 stalls per dwelling unit) will be provided. The underground parking is accessed from an existing driveway on the south side of the property. One freestanding painted wood sign identifying the apartment building is proposed. It would measure approximately 4.5 feet in height and 18 feet in area and placed in the front setback area within a landscaped berm.

A neighborhood meeting was held with 16 surrounding residents in attendance. At that time, the project was generally well received and one resident brought up concerns about not enough off-street parking being provided. At the meeting it was discussed that several of the surrounding renters and several of the potential renters for this project use public transportation. A bus stop is located just north, at the corner of West Highland Boulevard and West Vliet Street. The Alderman suggested that if parking problems become an issue that he could always request that on street parking be regulated, but the neighbors like the current on-street parking condition. The Dept. of Public Works did not raise concerns with traffic in their comments.

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A public hearing was held on March 8, 2004 at which time one owner directly across the street agreed with the razing of the previous building and construction of a new apartment building, but raised parking as an issue and suggested that the first floor units be removed. The architect explained that the intent was to promote the City's urban design principles and provide windows and animation at the street level instead of a blank wall with parking. The Commissioners concurred. Since this proposed zoning change is consistent with City plans for the area, the City Plan Commission at its regular meeting on March 8, 2004 recommended that this substitute ordinance be approved.

Sincerely,

Patricia S. Algiers
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Murphy