

September 11, 2007

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

Dear Committee Members:

File No. 070610 relates to the change in zoning from Multi-Family Residential (RM7) to Multi-Family Residential (RM5) and (RM6), and from Multi-Family Residential (RM7) and (RM6) to Two-Family Residential (RT4), on lands located North and South of West Kilbourn Avenue between North 15th Street and North 18th Street, in the 4th Aldermanic District.

This file was initiated by the Department of City Development to reflect the residential character of the area. All existing structures that are not a permitted use in proposed zoning districts can continue to operate and will be legally non-conforming. The purpose of the zoning change is consistent with the Near West Side Comprehensive Area Plan recommendations.

In July of this year, Alderman Bauman led a walking tour to illustrate the established residential characteristics of this area. In attendance were representatives of Marquette University and DCD staff. The representatives of Marquette University indicated that off-campus student housing needs have already been addressed and that they were supportive of the proposed zoning changes.

On September 10, 2007, a public hearing was held and at that time some property owners expressed their concern about the ability to continue operating apartment buildings that serve area students. They were assured that, with the zoning change, their current operations do not have to change. In advance of the meeting, one property owner expressed his concern for the zoning change. The property owner has plans for the future development of his parcels as multi-family housing. Since the proposed change is consistent with the recommendations of the Near West Side Area Comprehensive Plan and City plans for the area, the City Plan Commission at its regular meeting on September 10, 2007 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Robert Bauman