

May 17, 2007

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

Dear Committee Members:

File No. 070061 relates to a Second Amendment to a Detailed Planned Development (DPD) known as Humboldt Ridge on land located on the North Side of East Garfield Avenue and West of North Humboldt Avenue, in the 6th Aldermanic District.

This file will allow for the use of the building as a medical office or health clinic. In 2005, Common Council approved the construction of a one-story, 6,500 square foot commercial retail building on the site located at 2211 N. Humboldt Avenue. Approved permitted uses included retail, restaurant, general office, and accessory parking. The site contains 11 surface parking spaces on the North surface lot, 6 spaces off of the alley, and street surface spaces.

On May 14, 2007, a public hearing was held and at that time one neighbor questioned the type of health clinic that would be able to go into the building by right, should the permitted use be approved. The developer spoke and indicated that they are in negotiation with a dialysis clinic to occupy the space. Since the proposed change meets the intent of the planned development and City plans for the area, the City Plan Commission at its regular meeting on May 14, 2007 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Michael McGee