

June 22, 2004

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

Dear Committee Members:

Attached are File No. 031605, being an ordinance relating to the change in zoning from Two-Family Residential (RT2) to Detailed Planned Development (DPD) known as Stark Street Rowhouses on land located on the South Side of West Stark Street and West of North 46th Street, in the 1st Aldermanic District.

This zoning change will allow for the construction of 6 dwelling units (rowhouse) with shared demising walls and detached garages. The current RT2 zoning would allow 3 duplex structures with a total of 6 dwelling units. Each unit would provide 3 bedrooms. The building facade is proposed to be a stone veneer base and vinyl siding on the upper levels. All setback dimensions and density is consistent with surrounding zoning. Information about the garage design has not been provided. The developer intends on purchasing the property owned by the Housing Authority to the west for future construction of 5 additional units that would require an amendment to the proposed detailed planned development or approval of another detailed planned development.

On Monday, June 7, 2004, the City Plan Commission held a public hearing. At that time, a couple neighbors to the north attended the hearing in opposition, stating that they felt the development would increase their taxes and create more noise. Since this proposed zoning change is consistent with City plans for the area and there isn't demand for maintaining this existing industrial land, the City Plan Commission at its regular meeting on June 21, 2004 recommended approval of the attached ordinance conditioned on the following:

1. Submitting revised owner's written narrative and site statistics to reflect current 6 unit proposal
2. Working with staff on final exterior building materials
3. Providing building elevations for the garages
4. Changing the garage setback to 4 feet to be consistent with Code requirements
5. Adding setback dimensions to the site plan

Sincerely,

Martha L. Brown
Acting Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Hamilton
File
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