

January 12, 2004

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

Dear Committee Members:

Attached is File No. 031240, being an ordinance relating to the change in zoning from Local Business (LB2) to Detailed Planned Development (DPD) known as Berkshire-Villard Apartments, located on the south side of West Villard Avenue between North 34th and North 35th Streets, in the 1st Aldermanic District.

The sale of a City owned parcel of land, combined with 4 other parcels of land on an entire block creates this development site. This zoning change will allow for construction of a mixed use building providing 53 to 59 independent senior rental housing units and first floor commercial uses. The units will consist of 1- and 2-bedrooms. On-site management, organized events and activities, library, computer room, craft area, exercise facility, community kitchen and community room will be provided. Two, 2,575 square foot commercial spaces at each end of the building with dedicated patio space for outdoor dining will be on the first floor. The building will be 4 stories consisting of a brick facade. A storefront window system will be provided along the first floor for the commercial space along W. Villard Avenue. Thirty-eight underground parking stalls accessed by South 34th Street will be provided for the residents. Twenty-six surface stalls for both residents and commercial tenants will also be provided along the alley. The surface parking area will be screened with landscaping and decorative fencing and brick piers that coordinates with the building materials. Signage for the commercial tenants meeting LB2 Zoning Code standards is requested. No freestanding or monument signs will be required for this development.

A public hearing was held on January 12, 2004 at which time there were no objections to the proposal. Since this proposed zoning change is consistent with the intent of the original general plan as well as City plans for the area, the City Plan Commission at its regular meeting on January 13, 2004 recommended approval of the attached substitute ordinance conditioned on revisions to the site statistics, side street building elevations and revised landscape plan that screens surface parking from N. 34th and N. 35th Streets in accordance to Chp. 295-405, Type B landscape screening requirements. Either a low masonry wall or decorative fencing with brick piers that coordinate with building materials must be added along the surface parking lot to reflect changes to the building configuration.

Sincerely,

John R. Hyslop
Manager
Planning Administration