

May 10, 2004

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

Dear Committee Members:

Attached is File No. 031251, being a substitute ordinance relating to the change in zoning from Single Family Residential (RS5) to Detailed Planned Development (DPD) known as Lake Drive Condominiums, located at 3450 and 3452-66 North Lake Drive, in the 3rd Aldermanic District.

This zoning change would allow for the construction of a side-by-side duplex condominium building rather than two single-family homes as permitted by the current residential zoning. The building placement is at an averaged location between the existing dwellings to the north and south. The proposed duplex would contain 5,750 square feet with two attached 3-car garages and two surface guest parking spaces for each unit. The building's exterior would be brick with custom wood entrance and garage doors. A 1'-6" tall, masonry seat wall would be constructed near and parallel to the front property line. An additional 3'6" high, curved masonry wall would be constructed in front of the dwelling as a landscape feature. These parcels are located within the North Lake Drive Estates Historic District and requires approval by the Historic Preservation Commission.

On Monday, March 29, 2004, the City Plan Commission held a public hearing. At that time, a couple of neighbors attended the public hearing for informational purposes and to discuss their concern about the surface parking in the front setback area. Prior to the March 29th public hearing, the owners requested that this item be rescheduled at the following Plan Commission meeting to allow for revisions to the plans. Subsequently, the site plan has been revised to reconfigure the surface parking area and two of the surface parking spaces have been relocated from the front setback area to a location behind the front building line. On Monday, May 3, the City Plan Commission held another public hearing. At that time, no one attended in opposition to the revisions. Since this proposed zoning change is consistent with City plans for the area, the City Plan Commission at its regular meeting on May 3, 2004 recommended approval of the attached substitute ordinance conditioned on providing a revised landscape plan, adding setback dimensions to the site plan and Historic Preservation Commission's approval of the design.

Sincerely,

Patricia S. Algiers
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. D'Amato
Martha Brown, Historic Preservation