

January 10, 2012

To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 205

Dear Committee Members:

File No. 111039 relates to the change in zoning from Local Business (LB2) to Detailed Planned Development (DPD), for residential development, on lands located on the northwest corner of North Jackson Street and East Pleasant Street, in the 3rd Aldermanic District.

This zoning change was applied for by Dermond Property Investments, and will allow for the construction of a four-story, 34-unit residential building. 34 indoor parking spaces will be provided on site. The building will have a poured concrete base, masonry or cementitious panel middle, and cementitious panel top / cornice. Guardrails and balcony rails will be powder coated bar stock steel frames with steel mesh or laminated glass in-fill. A common space will be located on the penthouse level, and will primarily be glass and cementitious or metal panel.

Most aspects of this proposal meet the current (LB2) zoning parameters. However, the side street, rear, and front setbacks are below the minimum required setbacks, and the density of the proposal exceeds current maximums. The proposal is for 34 units and current zoning would allow for 12.6 units.

On January 9, 2012, a public hearing was held and at that time several neighbors spoke in opposition to the proposal. Opposition to the proposal suggested the proposed building was out of context with the historic, single- to four-family houses and condominiums. Additionally, neighbors feared this proposal would impact on-street parking availability as well as saturate the rental apartment market. Alderman Kovac also spoke on this matter, stating he had held a neighborhood meeting in which six of the seven attendees spoke in opposition, citing traffic and parking as primary concerns. Additionally, Alderman Kovac presented the results of a mail survey of 1,084 residents conducted by his office in which 18 responses in opposition and 11 responses for the proposal were received. Since the proposed change is consistent with the Northeast Side plan recommendations, the City Plan Commission at its regular meeting on January 9, 2012 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Nik Kovac