

May 16, 2006

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

Dear Committee Members:

File No. 051591 is a substitute ordinance relating to the change in zoning from Two-Family Residential (RT4) to Detailed Planned Development (DPD), on land located on the East Side of North Warren Avenue and North of East Brady Street, in the 3rd Aldermanic District.

This ordinance permits the construction of two, three-story residential buildings with six, two-bedroom condominiums in each. There will be three rear garages each with three coach house, one bedroom condominium units. There would be a total of 15 condominium units. The current zoning permits up to 4 dwelling units on each parcel of land, or a total of 16 dwelling units.

This development is located within the East Village Neighborhood Conservation Overlay District. Prior to the establishment of the overlay district, the owner had submitted building permits for an alternate design. After the owner worked with the Alderman, the current scheme was discussed. While planned developments are excluded from meeting the overlay district standards, the proposal meets the intent of the guidelines for new construction. The proposed dwellings meet the height, building material and window proportion requirements.

There will be a shared entry driveway between the two buildings to access the rear parking. Surface parking for 13 vehicles is currently proposed with an additional 9 garage stalls, 3 beneath each coach house condominium.

On May 15, 2006, a public hearing was held and at that time there was opposition to the change. Several neighbors were against the proposed development as well as the established neighborhood conservation overlay district guidelines. Since the proposed change meets the spirit and intent of the overlay district guidelines and zoning requirements, the City Plan Commission at its regular meeting on May 15, 2006, recommended approval of the subject ordinance conditioned on: 1. Revising the owner's written narrative; 2. Providing revised building elevations noting building materials; 3. Providing a vicinity map.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. D'Amato