

March 21, 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 five-story, 36-unit residential building. This file was originally heard by City Plan Commission (CPC) on January 9, 2012. At that time, the proposal was for a four-story, 34 unit residential building. At that meeting, CPC recommended approval. Per the recommendation of the members of the Zoning, Neighborhoods and Development (ZND) committee at its January 31, 2012 meeting, Dermond Property Investments is now proposing the construction of a five-story, 36-unit residential building.

The site plan has been revised to increase the setbacks on the north and east sides of the building, thus reducing the footprint of the building. The lost space was added to the fifth floor, where previously there had been a community room. This community room will be replaced with two additional residences. The setback on the north side of the building has allowed for the developer to add additional surface parking along this edge, to exceed the one parking space per unit ratio. The original proposal included 34 parking spaces for 34 units. Now, 38 parking spaces are proposed for 36 units. One parking space will be allotted for each unit, and two parking spaces will be reserved for guests of the residents. Because the proposed unit count has increased from what was proposed at the time of the original public hearing, the file is required to be heard before CPC again.

On March 19, 2012, a public hearing was held and at that time, several people spoke regarding the proposal. One neighbor spoke in support, stating that investment in this area is a positive for the neighborhood. Those who opposed the proposal reiterated their concerns from the January 9, 2012 CPC meeting, which include the sentiment that the building is out of context with the surrounding neighborhood, and that this proposal would impact the availability of on-street parking. Since the proposed zoning change is consistent with the recommendations of the Northeast Side Comprehensive Area Plan, the City Plan Commission at its regular meeting on March 19, 2012 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Nik Kovac