

September 12, 2006

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

Dear Committee Members:

File No. 060416 relates to the change in zoning from Two-Family Residential (RT4) to a Detailed Planned Development known as Jackson Street Condominiums, on land located generally South of East Brady Street and East of North Jackson Street, in the 3rd Aldermanic District. The applicant is YITB Development, LLC.

This file permits the development of twelve condominium units. The three existing structures will be demolished, removed and replaced with a three-story, twelve-unit masonry and cement board building. A partially underground parking garage will accommodate eighteen parking spaces.

One person submitted a letter to the City Plan Commission voicing concern about market demand for more condos in the area, early start times of construction, and the number of spaces included in the project. Response was given on record that a zoning change does not require proof that there is market demand for the project, and more parking spaces than otherwise required by current zoning will be included. Start time of construction is not regulated by zoning, thus City Plan Commission does not have the authority to dictate such time.

On September 11, 2006, a public hearing was held and at that time there was no opposition to the change in zoning. Since the proposed change complies with the Zoning Code and City plans for the area, the City Plan Commission at its regular meeting on September 12, 2006, recommended approval of the file, conditioned on providing revised material for the hardiplank.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. D'Amato