

November 27, 2007

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

Dear Committee Members:

File No. 071045 relates to the change in zoning from Local Business (LB2) to Detailed Planned Development (DPD) on land located on the North Side of West Windlake Avenue and East of South 13th Street, in the 12th Aldermanic District.

This file will allow for the construction of 89 studio apartments. This site was selected by Mercy Housing Lakefront (MHL) because of its proximity to transportation, shopping, employment and parks. MHL has the exclusive right to negotiate for the city-owned parcel, but will not take title until tax credit funding allocations are secured and due diligence is complete. It is the intent of MHL to begin construction around September 2008 and occupy the building by February 2010.

The existing structure (former Johnston Health Center) is 10,397 square feet. MHL proposes to construction a 6,868 square foot building addition, for a total of 17,265 square feet for the 89 residential units. 8 parking spaces will be provided on site.

This project will be constructed in two phases. The first phase will include the former Johnston Health Center building and a new addition to the northwest of the building. The existing building will be renovated, and the new addition will be constructed with several building materials. Building materials for the first phase will include ground face concrete block or brick, cast-in-place concrete, thermally broken aluminum storefront system and doors, metal panel system; aluminum clad steel framed canopy, and vertical sunshades.

The second phase of development will involve the future development of three 30' by 60' lots to the northeast of the Johnson Clinic Building along West Windlake Avenue. These lots might be used for a different type of housing such as flats or town homes for families. Once detailed plans are developed for these three lots, the applicant would need to amend the DPD.

On November 26, 2007, a public hearing was held and at that time several people were in support of the proposed project. Since the proposed change complies with the Zoning Code and City plans for the area, the City Plan Commission at its regular meeting on November 26, 2007 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Jim Witkowiak