

October 4, 2005

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

Dear Committee Members:

File No. 050575 is an ordinance relating to the change in zoning from Multi-Family Residential (RM4) to a Detailed Planned Development (DPD) known as Way of the Cross Housing Development, on land located on the Northeast Corner of West Center Street and North Teutonia Avenue, in the 15th Aldermanic District.

The development includes 24 individual family housing units, situated on a site located in a high-density multi-family neighborhood. Twelve units will face the South along West Center Street and another twelve units will face the North, directly behind the other units. Each unit will have three bedrooms.

The exterior design is similar in keeping with compliance to the rest of the neighborhood. The proposed homes are modern in design with sloping shingled roofs, flat EPDM roofs, face brick, vinyl insulated windows, large aluminum storefront windows and an optional side deck. Each unit has an attached garage at the rear of each townhouse to park one vehicle. The drive is accessible from N. Teutonia Ave. and at the intersection of W. Hopkins St. and N. 13th St.

On October 3, 2005, a public hearing was held and several people opposed the zoning change. Most indicated that they had not be aware of the proposal from the church and raised concerns about increased traffic, off street parking and density concerns. Another neighbor did not like the modern design. Ald. Hines' aide spoke in support of the proposal and indicated that Way of the Cross church did outreach to the neighborhood and held several community meetings. He also indicated that this is a catalytic project for the area and will help eliminate blight. Since the proposed planned development is consistent with the City's plans for the area, staff suggests that the Plan Commission approve this zoning change conditioned on: 1. Revising site plan to remove parking area from West Hopkins Street, and, 2. Holding a neighborhood meeting.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Hines