

April 23, 2007

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

Dear Committee Members:

File No. 061111 relates to the change in zoning from Neighborhood Shopping to Detailed Planned Development, on land located on the North Side of East Brown Street and West of North Holton Street, in the 6th Aldermanic District.

This file allows for the development of a 5-story, multi-family building with a mixture of apartments and condominiums for a total of 53 units. The ground floor will be retail and parking. The ground floor will be retail and parking, floors two through four will be apartments, and the fifth floor will contain condominiums. The fifth floor will be set back from the building edge. Because the lot is located on a corner, the building will address both street fronts on West Brown Street and North Holton Street. A public entrance will be located on Holton Street for the retail use, and a private entrance will be on Brown for residents.

On February 12, 2007, the City Plan Commission heard this item but recommended that the file be referred to staff to allow for review by the Brewers Hill Neighborhood Association. The President of the Brewers Hill Neighborhood Association informed the Commission that the developer did not present to the board. Concerns were also raised by Ald. McGee and neighbors over the building owners and their past history with building code violations and delinquent taxes. On March 26, 2007, the City Plan Commission again recommended that this item be referred to staff to allow time for a City Attorney's opinion related to whether or not CPC may establish a policy related to outstanding building inspection orders and unpaid fines for zoning change applications.

On April 23, 2007, this item was heard, and several people spoke in opposition to the proposed zoning change. Residents of the area felt that the development was out of scale and inconsistent with the neighborhood character. Although staff recommended approval of the change in zoning, since the residents of the area were overwhelmingly opposed to the proposed change in zoning, the City Plan Commission at its regular meeting on April 23, 2007 recommended that the subject item be placed on file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Michael McGee