

March 27, 2007

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

Dear Committee Members:

File No. 061322 relates to the change in zoning from Single-Family Residential to Two-Family Residential, on land located on the West Side of North 53rd Street and North of West Brentwood Avenue, in the 9th Aldermanic District.

This file allows for the construction of a two-family, side by side townhouse. The townhomes will be two-story on a raised brick veneer foundation, with a front porch. Porch columns will be 10"x10" boxed-in cedar with 4"x12" trim on 48" high brick columns. 2"x6" cedar corners and window trim boards will be throughout the exterior. Siding will be of hardi plank, and the roof will be 30 year dimensional seal-down shingles.

Previous to the meeting, two residents called to voice their opposition to this proposed zoning change because they do not want any more rental units in the area. On March 5 and March 26, 2007, public hearings were held and at that time the Alderman's office and a few neighbors, including a representative of a neighborhood association, also spoke in opposition to the zoning change, stating that they would want owner-occupied units to be built versus rental units. Zoning does not regulate ownership and would be difficult to enforce. The Alderman's office also noted that the applicant owns two vacant parcels located in the existing two-family zoning district. Given concerns of residents of the area and that the owner could build a duplex on his other property, the City Plan Commission at its regular meeting on March 26, 2007, ratified their March 5th recommendation and recommended that the subject file be placed on file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Robert Puente