

FN 040212
2ND/CC
ATTACHMENT

ZONING CHANGE REQUEST
Before the City Plan Commission
July 12, 2004

File No. 040212

From: Park (PK)

To: Single Family Residential (RS6)

**East Side of N. 46th Street,
North of W. Green Tree Road**

Supplemental Information Prepared by:

Milwaukee Metropolitan Sewerage District
260 W. Seeboth Street
Milwaukee, WI 53204

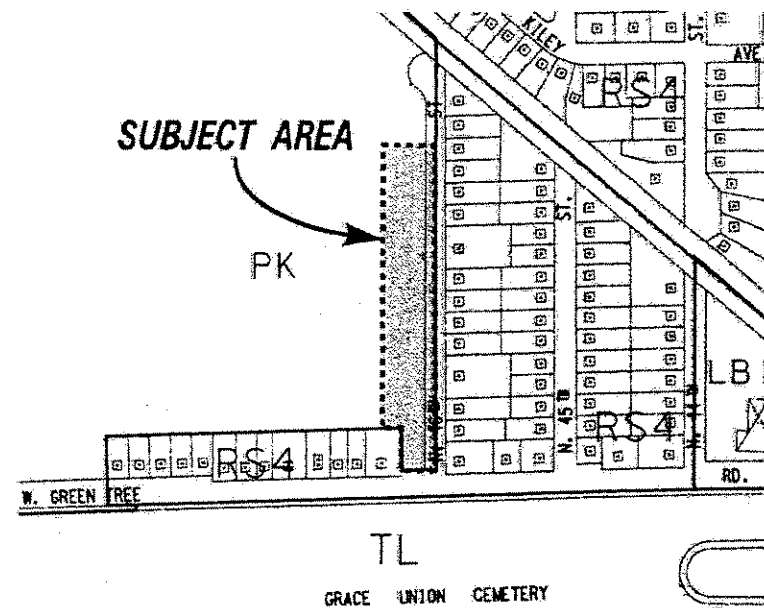
NOTICE OF PUBLIC HEARING

City Plan Commission
809 North Broadway
Milwaukee, Wisconsin

July 2, 2004

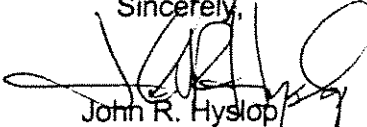
DEAR PROPERTY OWNER:

The Common Council has referred to the City Plan Commission for recommendation File No. 040212, being an ordinance relating to the change in zoning from Park (PK) to Single-Family Residential (RS6) on land located on the East Side of North 46th Street and North of West Green Tree Road, as indicated on the sketch below, in the 1st Aldermanic District. This ordinance would allow for the relocation of several existing homes from Fox Point and West Allis to 13 single-family residential lots. This area was part of MMSD's flood mitigation site that is not needed for storm water retention. This zoning change was requested by the future owner of the property, Bill Zanoni.

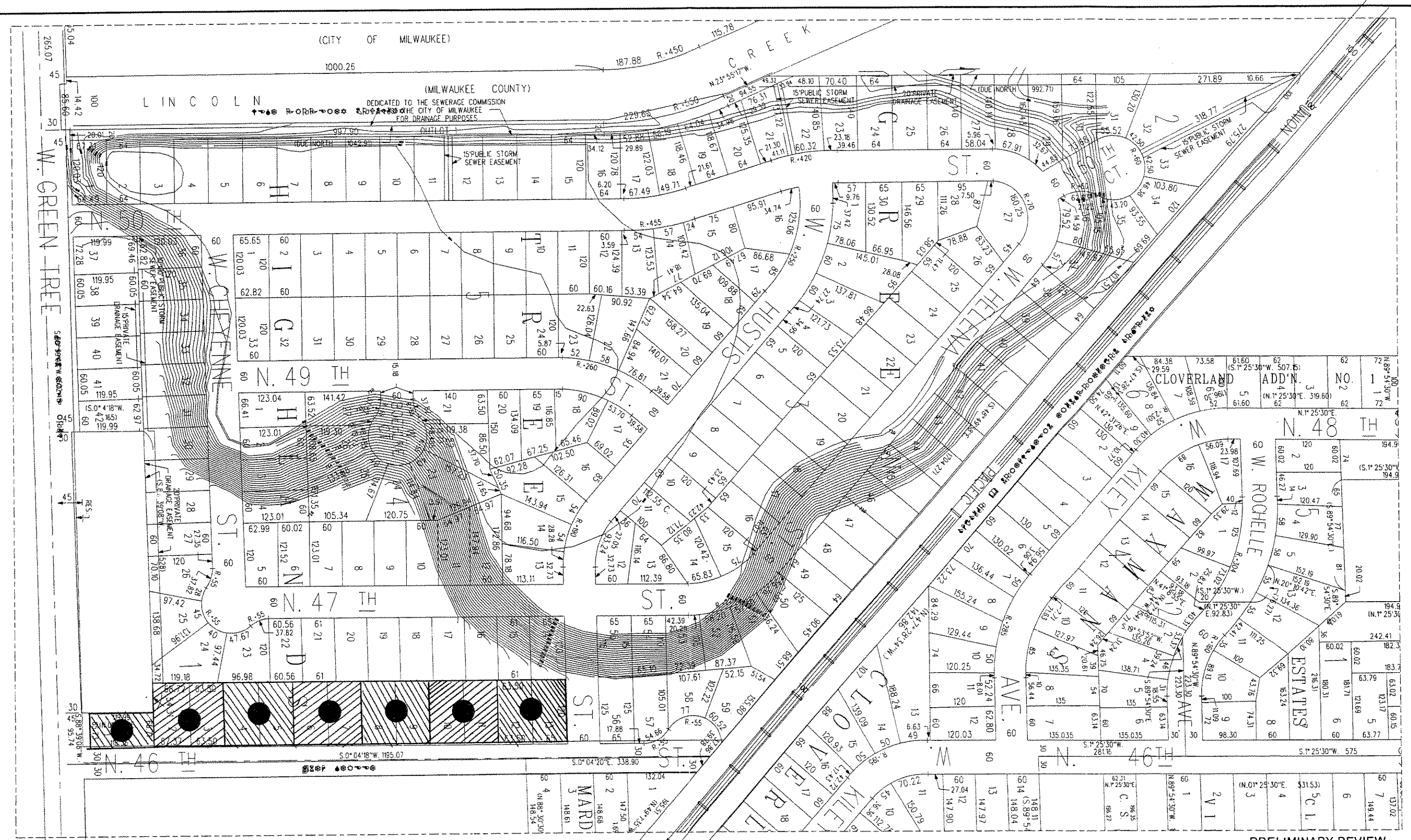


The proposed change will be reviewed at a public hearing at 2:40 p.m. on Monday, July 12, 2004 in the first floor boardroom of the Development Center, 809 North Broadway, Milwaukee, Wisconsin. Interested parties will be offered an opportunity to express their views on the proposal prior to consideration by the City Plan Commission and Common Council. Your attendance and comments at this meeting are invited so that a complete examination of all aspects of the proposal can be made.

For further information, please feel free to call the City Plan Commission at 286-5716 and ask for information on File No. 040212.

Sincerely,

John R. Hyslop
Interim Planning Director
City Plan Commission of Milwaukee

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. To request this service, contact the Department of City Development, 809 North Broadway, Milwaukee, WI 53202, telephone 286-5939.



REUSE OF DOCUMENTS THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE MILWAUKEE METROPOLITAN SEWERAGE DISTRICT.	VERIFY SCALES BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	DSGN DR CHK APVD	REV. NO. DATE REVISION DESCRIPTION BY APVD	MILWAUKEE METROPOLITAN SEWERAGE DISTRICT GREEN TREE HIGHLANDS HOME SITES PURCHASE AND RELOCATION OF BUILDINGS FROM INDIAN CREEK AND ROOT RIVER WATCOURSES	DRAWING NO.: SHEET: DATE: AUGUST 2003 CONTRACT: W13003C04 MMSD FILE:
		MODIFY DATE: 05-AUG-2003 MODIFY TIME: 13:20:51 PLOT DATE: 0 PLOT TIME: 00:00:00			

PHOTOGRAPH ADDENDUM

Borrower or Owner **MMSD**
Property Address **3031 S. Root River Parkway**
City **West Allis** County **Milwaukee** State **WI** Zip Code **53227-2923**
Lender or Client **Milwaukee Metropolitan Sewerage Dist.**



3031 S. ROOT RIVER PARKWAY
VIEW FROM PARKWAY

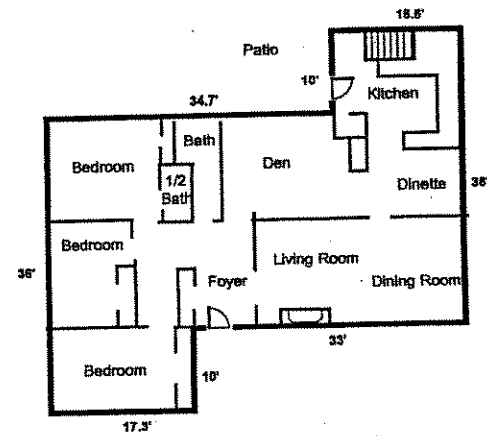


3031 S. ROOT RIVER PARKWAY
EXTERIOR - SOUTHSIDE

SKETCH ADDENDUM

Borrower or Owner **MMSD**
 Property Address **3031 S. Root River Parkway**
 City **West Allis** County **Milwaukee** State **WI** Zip Code **53227-2923**
 Lender or Client **Milwaukee Metropolitan Sewerage Dist.**

Main Level



Living Area	1637	193	First Floor	15.6 X 35.0 =	551.6
First Floor				34.7 X 25.0 =	867.5
				17.3 X 10.0 =	173.0
			Total		1636.8

* Note: Dimensions are approximate

PHOTOGRAPH ADDENDUM

Borrower or Owner **MMSD**
Property Address **2754 S. Root River Parkway**
City **West Allis** County **Milwaukee** State **WI** Zip Code **53227-2923**
Lender or Client **Milwaukee Metropolitan Sewerage Dist.**



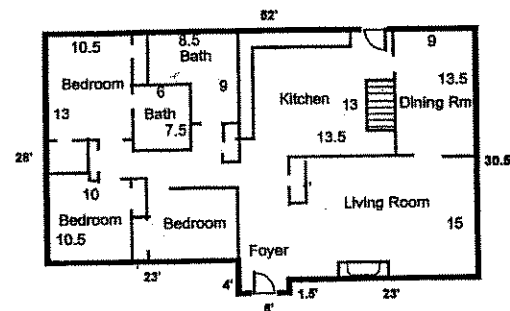
**FRONT VIEW OF
SUBJECT PROPERTY**



**REAR VIEW OF
SUBJECT PROPERTY**

SKETCH ADDENDUM

Borrower or Owner **MMSD**
 Property Address **2754 S. Root River Parkway**
 City **West Allis** County **Milwaukee** State **WI** Zip Code **53227-2923**
 Lender or Client **Milwaukee Metropolitan Sewerage Dist.**



CALCULATION OF AREA			
Living Area			
First Floor	1538	168	
			First Floor
			52.0 X 28.0 = 1456.0
			29.0 X 2.5 = 72.5
			6.0 X 1.5 = 9.0
			Total 1537.5

* Note: Dimensions are approximate

PHOTOGRAPH ADDENDUM

Borrower or Owner **MMSD**

Property Address **2786 S. Root River Parkway**

City **West Allis** County **Milwaukee**

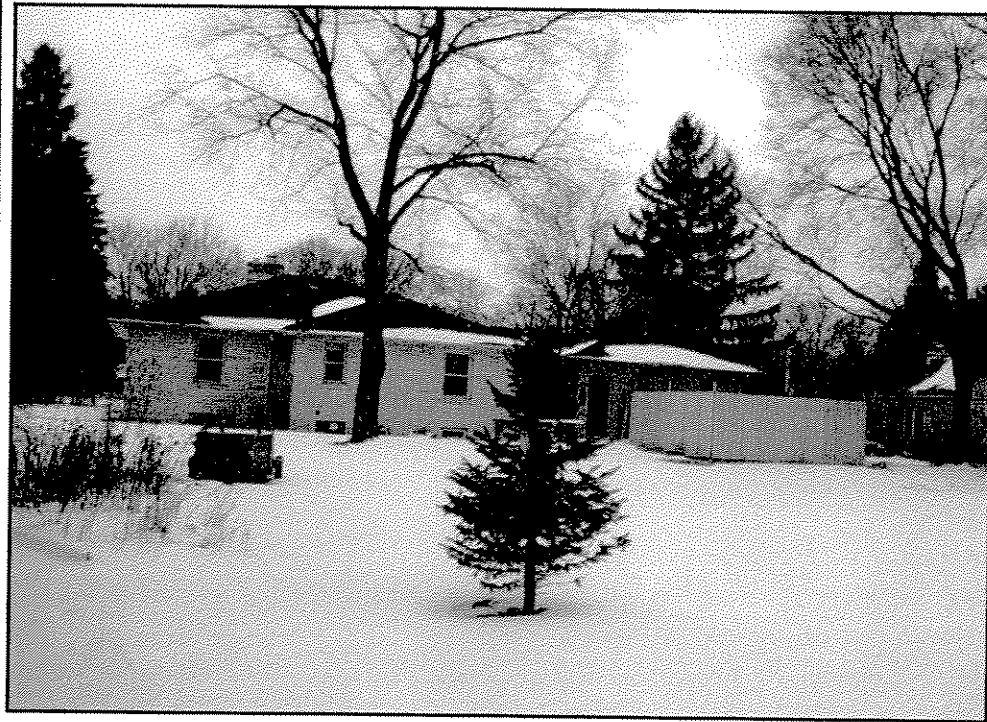
State **WI**

Zip Code **53227-2923**

Lender or Client **Milwaukee Metropolitan Sewerage Dist.**



**FRONT VIEW OF
SUBJECT PROPERTY**



**REAR VIEW OF
SUBJECT PROPERTY**

PHOTOGRAPH ADDENDUM

Borrower or Owner Milwaukee Metropolitan Sewerage District

Property Address 160 E. Dean Road

City Fox Point County Milwaukee State WI Zip Code 5327

Lender or Client Milwaukee Metropolitan Sewerage Dist.



**FRONT VIEW OF
SUBJECT PROPERTY**



**REAR VIEW OF
SUBJECT PROPERTY**

SKETCH

Borrower Milwaukee Metropolitan Sewerage District

Property Address 160 E. Dean Road

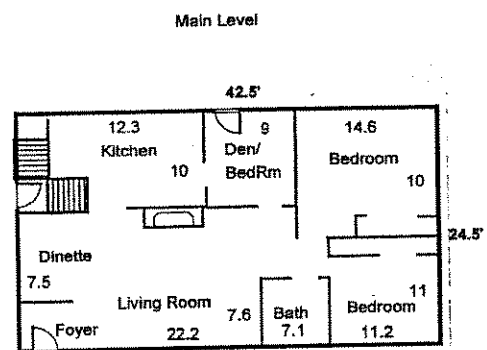
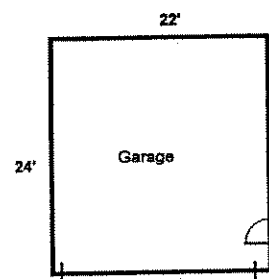
City Fox Point

County Milwaukee

State WI

Zip Code 5327

Lender/Client Milwaukee Metropolitan Sewerage Dist.



SUMMARY SQUARE AREA PERIMETER AREA CATCH INFORMATION

Living Area First Floor	1041	134	First Floor 42.5 X 24.5 = 1041.2
Garage/Carport Attached Garage	528	92	

* Note: Dimensions are approximate

PHOTOGRAPH ADDENDUM

Borrower or Owner
Property Address 208 East Dean Road
City Fox Point County Milwaukee State WI Zip Code 53217
Lender or Client Milwaukee Metropolitan Sewerage Dist.



**FRONT VIEW OF
SUBJECT PROPERTY**

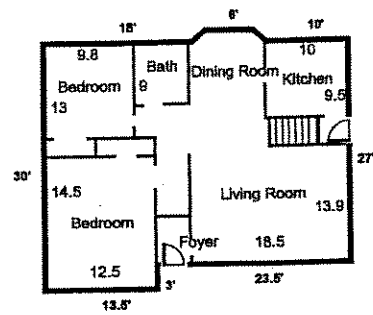


**REAR VIEW OF
SUBJECT PROPERTY**

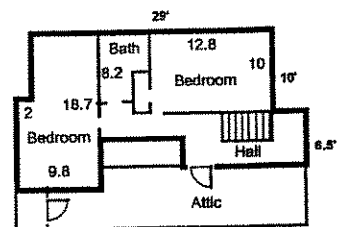
SKETCH ADDENDUM

Borrower or Owner
 Property Address 208 East Dean Road
 City Fox Point County Milwaukee State WI Zip Code 53217
 Lender or Client Milwaukee Metropolitan Sewerage Dist.

Main Level



Upper Level



SUMMARY OF SQUARE FOOTAGE			
Living Area			
First Floor	1051	135	7.5 X 1.5 = 11.2
Second Floor	512	115	37.0 X 27.0 = 999.0
Total	1563	250	13.5 X 3.0 = 40.5
			Total 1050.7
			Second Floor
			29.0 X 13.0 = 377.0
			2.0 X 11.0 = 22.0
			4.0 X 6.5 = 26.0
			8.0 X 6.0 = 48.0
			11.0 X 3.5 = 38.5
			Total 511.5

* Note: Dimensions are approximate

PHOTOGRAPH ADDENDUM

Borrower or Owner Milwaukee Metropolitan Sewerage District

Property Address 216 E. Dean Road

City Fox Point County Milwaukee State WI Zip Code 53217

Lender or Client Milwaukee Metropolitan Sewerage Dist.



**FRONT VIEW OF
SUBJECT PROPERTY**

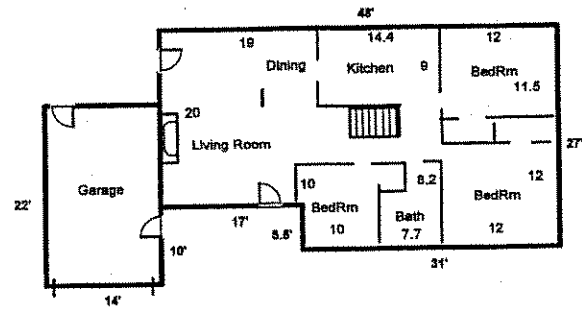


**REAR VIEW OF
SUBJECT PROPERTY**

SKETCH ADDENDUM

Borrower or Owner Milwaukee Metropolitan Sewerage District
 Property Address 216 E. Dean Road
 City Fox Point County Milwaukee State WI Zip Code 53217
 Lender or Client Milwaukee Metropolitan Sewerage Dist.

Main Level



SUMMARY

	SOFT AREA	PERIMETER	AREA CALCULATION DETAILS
Living Area First Floor	1203	150	
Garage/Carport Attached Garage	308	72	

* Note: Dimensions are approximate

PHOTOGRAPH ADDENDUM

Borrower or Owner

Property Address **8405 N. Regent Road**

City **Fox Point** County **Milwaukee**

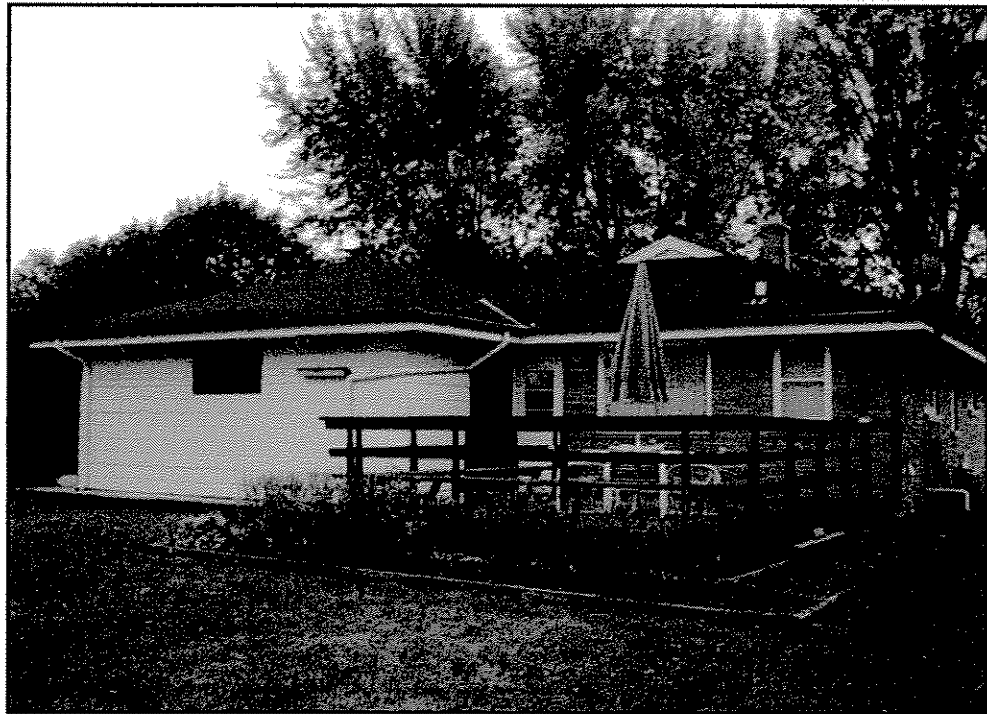
State **WI**

Zip Code **53217-2358**

Lender or Client **Milwaukee Metropolitan Sewerage Dist.**



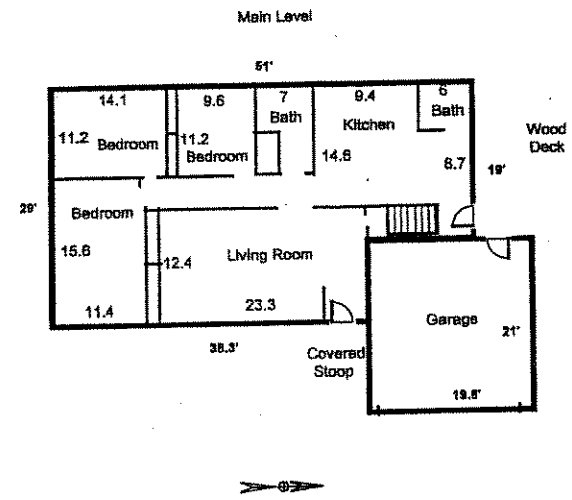
**FRONT VIEW OF
SUBJECT PROPERTY**



**REAR VIEW OF
SUBJECT PROPERTY**

SKETCH ADDENDUM

Borrower or Owner: _____
 Property Address: 8405 N. Regent Road
 City: Fox Point County: Milwaukee State: WI Zip Code: 53217-2358
 Lender or Client: Milwaukee Metropolitan Sewerage Dist.



DESCRIPTION	SQUARE FEET	PERIMETER	AREA CALCULATION	TOTAL
Living Area	1352	160	51.0 X 19.0 =	969.0
First Floor			38.3 X 10.0 =	383.0
			Total	1352.0
Garage/Carport	412	81	Attached Garage	
Attached Garage			19.8 X 21.0 =	411.5

* Note: Dimensions are approximate