

April 25, 2006

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

Dear Committee Members:

File No. 051671 is a substitute ordinance relating to the change in zoning from Industrial Mixed (IM), Two-Family Residential (RT4) and Parks (PK) to a General Planned Development (GPD), on land located on the North Side of East North Avenue and East of North Humboldt Avenue, in the 3rd Aldermanic District.

This substitute ordinance allows for a mixed-use development including a student housing building, residential condominiums and retail. The proposed General Planned Development establishes a master plan for a multi-phased student and market rate housing and commercial development. The approximately seven acre brownfield site is adjacent to the upper Milwaukee River environmental corridor and has significant topographical changes.

On April 24, 2006, a public hearing was held and at that time several neighbors spoke in opposition to the proposal. Concerns were raised over the safety of the neighborhood, parking availability and the use of the land. Those who spoke in favor of the proposal included the developer, Alderman D'Amato, the neighborhood association and other local residents. Since the proposed change complies with the Zoning Code and City plans for the area, the City Plan Commission at its regular meeting on April 24, 2006, recommended approval of the subject ordinance conditioned on 1. Department of Public Works comments, 2. Working with staff on final design of street extension, 3. Revising the owner's written narrative to include design standards relating to location of pedestrian main entrances facing street frontages and building design.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rocky Marcoux', written in a cursive, somewhat stylized script.

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. D'Amato