

April 20, 2005

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

Dear Committee Members:

Attached is File No. 041369, being a substitute ordinance relating to the change in zoning from a Detailed Planned Development (DPD) known as Niets Apartment Building to a First Amendment to the Detailed Planned Development (DPD) known as West Park Apartments, f.k.a. Niets Apartment Building. Located on the East Side of West Highland Boulevard and South of West Vliet Street, in the 15th Aldermanic District.

This ordinance would permit a 19-unit, two-story building with surface parking instead of a 32-unit four-story building with 25 enclosed parking as previously approved. The West facing building façade materials include block and brick. The North, South and East elevations include painted cement board panels and a block base. The project also includes pre-finished aluminum windows and an asphalt shingle roof.

Parking for the project is provided by 17 surface spaces on the North side of the building. The previous detailed plan provided .78 parking stalls per dwelling unit. At the original public hearing, some neighbors expressed concerns about providing more on-site parking, but the parking was approved based on access to public transit within a half block. This proposal provides only 2 fewer parking stalls than the number of units, or .89 parking stalls per dwelling unit.

A public hearing was held on April 18, 2005 at which time no one spoke in opposition to the proposed amendment. Since this proposed zoning change is consistent with the original planned development, the City Plan Commission at its regular meeting on April 18, 2005 recommended that this substitute ordinance be approved conditioned on the following:

1. Providing additional building elevation details.
2. Providing additional landscaping to the South.
3. Providing details/specifications for monument sign with materials consistent with building design and a maximum display area not to exceed 24 s.f. and six feet in height.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

