



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

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March 29, 2018

To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 205

Dear Committee Members:

File No. 171636 relates to the First Amendment to the Detailed Planned Development (DPD) known as North Meadows, Stage 4 (commonly known as the Woodlands Condominiums) to permit construction of a multi-purpose community building on land located west of 8921 North Swan Road (91st Street), on the west side of North Swan Road, north of West Brown Deer Road, in the 9th Aldermanic District.

This amendment was requested by the Woodlands Condominium Homeowner's Association and will permit construction of a community building on the open space west of the existing condominium buildings within Stage 4, west of Swan Road. In January 1970, a General Planned Development (GPD) known as North Meadow was approved for the entire development site, and contemplated phased, multi-family development. The development originally known as North Meadows was converted to condominiums known as the Woodlands. The Woodlands Condominium Association is seeking an amendment to the DPD to allow for construction of a one-story building that will serve multiple purposes including, but not limited to: community center, property management office space, support space, and maintenance space for the Woodlands Community. This project is anticipated to be built in three phases. Vehicular access will be through the existing parking lot for the condominium buildings, with one-way traffic circulating to the 39-space surface parking lot. Bicycle parking will be provided near the main entrance on the east side of the building. Additionally, there will be an entrance on the west side.

The Woodlands condominium development is located in the Northwest Side Plan Area (adopted February 5, 2008). Revitalizing the Woodlands development through efforts to increase homeownership, improve visibility and safety within the development, redesign the central open space and enhance internal pedestrian circulation were identified by the Plan as a Catalytic Project. The Plan made a number of recommendations about ways these goals could be accomplished, including the potential to create new east/west streets through the existing greenspace. Since the adoption of the Northwest Side Plan, the Woodlands Condominium Association and its community partners have continued to explore ways to achieve the goals articulated in the Northwest Side Area Plan. While the construction of the new street network may not be currently feasible, the Association has determined that creating a central community facility that relocates the property management offices and provides additional space for community engagement will advance plan goals. In September of 2017, the Common Council adopted the Granville Strategic Action Plan and Land Use Study as an amendment to the Northwest Side Plan. The Granville Plan recommended that area stakeholders continue to support efforts to increase owner-occupancy and improve the appearance of common spaces at the development, including the construction of a centralized office/community center to provide services for residents. The proposal to construct an office and community center at the Woodlands is consistent with the Northwest Side Area Plan and the Granville Strategic Action Plan.

On March 12, 2018, a public hearing was held and at that time, people registered in favor and in opposition of the proposal. One owner in the building nearest the proposed community center spoke on the proposal, stating that she is not opposed to the building, but has concerns regarding the operation of it. She



expressed safety concerns regarding the automobile traffic through the residential parking lot to the community building, and that the reconfiguration of the parking lot would move her parking space. Additionally, she was concerned with how the usage of the building would be controlled. A representative from the property management company replied that the space was selected for the building based on access, traffic and circulation elements, and that the board is currently drafting a usage plan for the building, which will address many of her concerns. The commissioners acknowledged the need for a building such as this in the area, and expressed support for many aspects of the proposal. However, based on the concerns raised by the resident regarding operations of the building, the City Plan Commission, at its regular meeting on March 12, 2018, voted without a recommendation to the Zoning, Neighborhoods and Development Committee based on a 2-2 vote.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Lewis