



## Exhibit D 1-3

Michael L. Morgan  
Commissioner

Daniel F. Boyce  
Deputy Commissioner

### Department of City Development

Housing Authority  
Redevelopment Authority  
City Plan Commission  
Historic Preservation Commission

File Reference:  
DCD:MLM:JRH:mer

July 26, 1994

Mr. James Kaminski  
Commissioner  
Department of Public Works  
Room 516 - Municipal Building  
City of Milwaukee

Dear Mr. Kaminski:

This department has been requested to consider alternatives to the 50 ft. radius cul-de-sac treatment required by s. 119-11.3c of the Subdivision Regulations and currently included on the Official Map relative to the future extension of West Van Beck Avenue and West Norwich Street, east of South 70th Street (see Existing Plan). Although we no longer support the development of dead-end streets and, instead, encourage the use of interconnecting streets, the connection of West Van Beck Avenue and West Norwich Street does not appear to be economically feasible or necessary for good access.

The undeveloped lands in this area are zoned Single-Family Residence (R/F-2/40) which requires a minimum 7,200 sq. ft. lot area with a minimum width of 60 feet at the required building setback line. Since there could only be approximately six to eight single-family lots developed at the end of each street, there may not be a need to install the traditional full-sized cul-de-sac pavement. This circumstance may also exist in other parts of the city where the development density and vehicular traffic volumes are also relatively low. As we review alternatives, we must also consider their potential application on a city wide basis.

Section 119-11.10 (attached) allows the City Plan Commission to approve modifications and exceptions to specific subdivision requirements. A modification could only be considered if strict compliance with the requirements would cause a practical difficulty or undue hardship. Furthermore, such a modification could be approved only if it would not be a detriment to the public good nor impair the intent of the Subdivision Regulations. The reference to "strict compliance" suggests that the Commission could only approve a modification to a turn-around, not its removal resulting in a "stub-end" street. Allowing a street to end without a turn-around treatment would require an amendment to the Subdivision Regulations.

Since the lack of a standard cul-de-sac may have an impact on city services such as refuse collection and snow plowing, your review, comments and alternative suggestions are requested. Such alternatives could include hammer-head type turn-arounds, motor courts or other varieties of turn-arounds. We would also appreciate your comments on the feasibility of not requiring a turn-around and under what circumstances it might be acceptable. For your information, we have prepared four possible alternatives for the above area, all based on the premise that a standard cul-de-sac is not necessary. Several alternatives include stub-end streets including Plan B, which extends West Norwich Street to the easterly most property line for a future connection to South 69th Street.

809 North Broadway, Milwaukee, Wisconsin. Phone (414) 286-5900  
Mailing Address: P.O. Box 324, Milwaukee, Wisconsin 53201

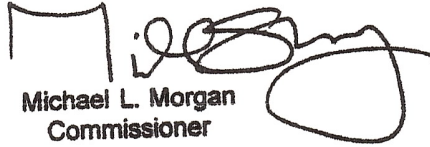
T.D.D. Numbers: Rent Assistance 286-2921, Resident Selection 286-2908, Community Services 286-8036

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If you have any questions, please feel free to contact John Hyslop, Manager of Planning Administration, at 286-5710.

Sincerely,

  
Michael L. Morgan  
Commissioner

Attachment

cc: Jerry Zaremba  
Joe Czarnetzki  
Clark Wantoch  
Ald. Annette Scherbert

[illegible]

1/4 SEC. NO.  
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