

July 16, 2007

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

Dear Committee Members:

File No. 070386 relates to the change in zoning from Two-Family Residential to Detailed Planned Development, on land located on the West Side of North Weil Street and South of East Concordia Avenue, in the 3rd Aldermanic District.

This file will permit the construction of 27 residential units with varied setback and platting regulations. This ordinance will permit the construction of single and two-family residences on 25 of 26 lots to be created by a subdivision plat with varied setback and platting regulations, on the former Johnson Controls site. The development will be known as Riverwest Green Homes. The residential units will consist of 23 single-family residences or cottages and 2 duplexes. A large parcel on the southwest corner of the site will remain open at least for several years while natural attenuation takes effect after an intensive clean up effort. This lot will be landscaped and open to the neighborhood as green space.

Seven house designs were submitted as part of the DPD exhibit. Three plans are for single-family units, which will range in size from 1,666 sq ft to 1,931 sq ft. Two plans for duplexes range in size from 1,343 sq ft to 1,414 sq ft, and two urban cottage plans range from 1,072 sq ft to 1,328 sq ft.

On July 16, 2007, a public hearing was held and at that time several people spoke in support of the project, and some adjacent neighbors inquired about the impacts of the new development on the existing alley, as well as the use of the open space. The developer explained that the intent is to have all new home owners utilize the new, public roads versus the existing alley, and that the land is intended to be open space for everyone to use once the environmental clean-up is completed. Since the proposed change complies with the Zoning Code and City plans for the area, the City Plan Commission at its regular meeting on July 16, 2007 recommended approval of the subject file conditioned on addressing DPW comment, working with staff on final building designs, and landscape plan.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Michael D'Amato