

July 19, 2005

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

Dear Committee Members:

Attached is File No. 050307, being an ordinance relating to the change in zoning from Two-Family Residential (RT4) to Local Business (LB2) for portions of land located on the North Side of West Center Street between North 17th and North 18th Streets, in the 15th Aldermanic District.

This zoning change includes three vacant city-owned lots that will be added to 12 lots already zoned Local Business and under the jurisdiction of the redevelopment authority. The zoning change will create a single base zoning district for the entire project. All lots will be joined and sold to a redeveloper, The Commonwealth Corporation of America, dba New Village LLC I, who will build two six-unit and one four-unit rowhouse-style buildings, along with an on-site office/clubhouse containing a media center and an enclosed community patio. (See attached site map.) Each unit will contain 1,187 square feet and have amenities such as a separate entrance, a patio, attached one-car garage, two bedrooms, 1.5 baths, and full appliance package including dishwasher, microwave, central air conditioning and washer/dryer. Rents will vary by income, starting at \$453 per month. Management services will be through the Friends of Housing Corporation. Construction is expected to start in September, 2005 with completion by Spring, 2006. The option period corresponds to WHEDA's tax credit schedule and will extend until December 31, 2005.

On July 18, 2005, a public hearing was held and at that time there was no opposition to the proposed amendment. Since this proposed zoning change is consistent with surrounding uses and the plans for the area, the City Plan Commission at its regular meeting on July 18, 2005 recommended approval of the ordinance.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Hines