



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

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May 4, 2016

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

Dear Committee Members:

File No. 151883 relates to the 1st Amendment to the Detailed Planned Development (DPD) known as Kane Commons to permit design changes to a previously approved residence at 1168-1170 East Kane Place, located on the north side of East Kane Place, east of North Humboldt Avenue, in the 3rd Aldermanic District.

This amendment was requested by the new home owner, and will permit changes to the previously approved building type for a residential structure at 1168-1170 East Kane Place from a duplex to a single-family residence and associated design changes to reflect this. In 2005, a General Planned Development (GPD) was established to permit construction of 9 buildings ranging from single-family to three-family for a total of 13 units. Five of the structures sit north on the site in a courtyard configuration and 4 (including the vacant lot) are along Kane Place. Subsequently, DPDs were approved for Phases 1 and 2 of the development. All approved structures have been constructed with the exception of the final vacant lot at 1168-1170 East Kane Place, which had been approved as a duplex with parking located behind the structure, consistent with the three additional houses within the DPD that sit along Kane Place.

The applicant proposes to construct a single-family residence on the vacant lot where a duplex was previously proposed. As such, some changes to the previously approved drawings are proposed. The most significant change involves placement of a two car garage along Kane Place. While garage parking would also be located on the north (rear) side of the house for the association, the parking for the owner will be located along Kane Place. Per the applicant, this change is necessary in order to add additional off-street parking for the association and because a transformer was placed interior to the site during previous construction where additional parking was intended to be placed. Additionally, the east setback will be reduced from 3' - 6" to 1' - 6" to accommodate the changes to the parking configuration. These changes affect the character of the previously approved DPD, which prohibited parking to be located along the street, and as such, an amendment to the zoning is necessary.

At the time the original GPD was approved, the East Village Neighborhood Conservation Overlay was in place, and the GPD standards were established to be consistent with the overlay standards, which prohibited garage doors from facing the street. However, this overlay has since been repealed and is no longer in place. The adjacent Two-Family Residential (RT4) zoning includes exceptions to permit an overhead garage door facing the street, if the garage door has been recessed 4' - 0" from the street façade of the main building mass. The proposed DPD amendment is consistent with the RT4 zoning.

On May 2, 2016, a public hearing was held, and at that time no neighbors spoke in opposition to the proposed amendment. Since the amendment is consistent with the surrounding context, the City Plan Commission recommended at its regular meeting on May 2, 2016 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Kovac

