



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

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November 10, 2015

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

Dear Committee Members:

File No. 150610 relates to the change in zoning from Industrial Light (IL2) to a Detailed Planned Development (DPD) for multi-family development at 1500 and 1542-46 North 32nd Street and 3131 West Galena Street, on the south side of West Galena Street, east of North 32nd Street in the 15th Aldermanic District.

This zoning change was requested by Gorman & Company, Inc., and will allow for multi-family development on the sites. Specifically, Gorman & Company, Inc. plans to construct a total of 40 attached single-family dwelling units in 6 row house-style buildings. The unit mix will include approximately 26 two-bedroom units and 14 three-bedroom units. In addition, there will be a multi-purpose building on the site for a leasing office, small conference room and maintenance shop. A total of 52 surface parking spaces will be provided on-site for the residents.

Buildings will be orientated on the site to create small setback street frontage on the perimeter that is compatible with the surrounding residential neighborhood. Units on the interior of the site are orientated similarly to the interior parking lanes to create an interior streetscape with boulevards and street trees. Each residence will be a walk-up unit with individual front and back doors for each unit. The project will also incorporate a public recreational path along the rail corridor, and a 42-inch tall fence is proposed on the east side of the recreational path, as the grade drops to the east of the path. Native plantings will be incorporated between the path and the railway to create a natural buffer and facilitate principles of the 30th Street Corridor Storm Water Management Strategy.

Gorman & Company, Inc. has met with the Washington Park Partners (WPP) Housing Committee regarding the development. After the proposal was presented, attendees expressed some concerns with regard to safety and security of the proposal. Accordingly, DCD has suggested some ideas to Gorman that they could address from a zoning standpoint in order to help address some concerns. Gorman has incorporated some items into the zoning exhibits and has committed to WPP that they will continue to work with the neighborhood through the planning process to address their concerns.

On November 9, 2015, a public hearing was held and at that time, nobody spoke in opposition. Since the proposed change is consistent with City plans for the area, the City Plan Commission at its regular meeting on November 9, 2015 recommended approval of the subject file, conditioned on incorporating additional features into the site plan to address the comprehensive plan security strategies and neighborhood concerns, and working with DCD Planning staff on final building elevations and site/landscape plans, and the final narrative.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Russell Stamper II

