

January 8, 2007

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

Dear Committee Members:

File No. 061102 relates to the change in zoning from Two-Family Residential (RT3) to Detailed Planned Development (DPD), on land located on the North Side of West Highland Avenue and West of North 12th Street, in the 4th Aldermanic District.

This zoning change would allow for the rehabilitation of an existing 55-unit concrete block structure to allow for up to 30 affordable residential apartments and common areas serving the residents. It is currently anticipated that 16 new studio and 8 one-bedroom apartments will be construction for low- and very-low income individuals in Milwaukee's Near West Side community. The building was originally constructed in the 1950's for dormitory-style living. The units currently do not have private bathrooms or full kitchens.

The rehabilitation will include redesign of the building's layout and building façade, replace or upgrade all major building systems, and incorporate sustainable design features wherever possible. Each residential unit will have a private bathroom and kitchen. In addition, common areas for residents and the community will be integrated into the building layout, as well as office space for The Guest House and Heartland.

On January 8, 2007, a public hearing was held and at that time several people were in support of the file. Since the proposed change complies with the Near West Side Comprehensive Area Plan recommendations, the City Plan Commission at its regular meeting on January 8, 2007 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Robert Bauman