

January 8, 2007

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

Dear Committee Members:

File No. 061137 relates to the change in zoning from Industrial Light (IL1) to General Planned Development (GPD), on land located on the East Side of North Teutonia Avenue and North of West Mill Road, in the 1st Aldermanic District.

This zoning change would allow for the continued use of the northern 10-acre site for schools, education, and learning and day care facilities; and allows for the development of the southern 6-acre site for up to 160 units of senior housing by GFG Real Estate LLC and Horizon Development Group, Inc.

The senior housing portion will be known as Olive Branch Senior Estates. Units will range in size from 640 square feet to 1,250 square feet. Many of the units will include a patio or balcony. An elevator will be located in each building. The independent apartment buildings will incorporate some or all of the following amenities: fitness room, hair salon, club room with kitchen, laundry room, prayer/meditation room, media room with internet access, and manager office.

On January 8, 2007, a public hearing was held and at that time one owner of a neighboring property expressed concern over the non-industrial use of the property. As part of the review process for rezoning industrial land, Planning staff evaluated the proposed zoning change utilizing a guide prepared by S.B. Friedman & Company. The evaluation resulted in a slightly stronger case in support of rezoning from industrial to non-industrial use. In addition, the northern 10-acre site is currently used for non-industrial uses and the southern 6-acre site would not likely be developed for industrial uses. This further supports the request for rezoning.

Since the proposed change complies with City plans for the area, the City Plan Commission at its regular meeting on January 8, 2007 recommended approval of the subject file, conditioned on working with staff on revising the owner's written narrative.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Ashanti Hamilton