

August 26, 2003

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

Dear Committee Members:

Attached is File No. 020633, being a substitute ordinance relating to Amendment No. 2 to the General Planned Development (GPD) known as Humboldt Yards, located on the south side of West North Avenue and east of North Humboldt Avenue, in the 6th Aldermanic District.

This amendment proposes minor revisions to the current residential density, the configuration of North Riverboat Road and the shifting of open space. Under this proposal the number of primary dwelling units will increase from 69 to 75 but the number of accessory dwelling units will be reduced from 27 to 0. An open space area including a pedestrian stairway between North Commerce Street and the Milwaukee River will be shifted to the northeast to connect more directly with a future pedestrian bridge across the Milwaukee River. The size of the general plan will also increase slightly as the result of the vacation of portions of North Riverboat Road.

A public hearing was held on August 11, 2003 at which time there were no objections to the proposal.

Since this proposed zoning change is consistent with the intent of the original general plan as well as City plans for the area, the City Plan Commission at its regular meeting on August 11, 2003 recommended approval of the attached substitute ordinance conditioned on revisions to the Owner's Written Narrative and amending the site plan boundary to include the applicant's entire ownership.

Sincerely,

Julie A. Penman  
Executive Secretary  
City Plan Commission of Milwaukee