

November 17, 2006

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

Dear Committee Members:

File No. 060909 is a file relating to the change in zoning from Two-Family Residential to Local Business, on land located on the North Side of West Center Street and East of North 15th Street, in the 15th Aldermanic District.

This file allows for the future construction of Phase 1 of a development known as Teutonia Avenue Togetherness. Phase 1 will include a 3-story, mixed-use building facing both West Center Street and North Teutonia Avenue. Approximately 24 residential apartments and 7,000 square feet of retail space will be constructed, with both garage and surface parking. The retail space will be known as Handsome Retail Plaza, and include a replacement location for Handsome Barber shop, an existing business for over 30 years. The residential units will be known as Teutonia Gardens, of which, 80% will be affordable units and 20% will be market rate.

On November 20, 2006, a public hearing was held and at that time several people were in favor of the proposed zoning change. Since the proposed change complies with the Zoning Code and City plans for the area, the City Plan Commission at its regular meeting on November 20, 2006 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Willie Hines