

November 1, 2005

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

Dear Committee Members:

Attached is File No. 050466, being an ordinance relating to the change in zoning from Industrial Light (IL2) to a Detailed Planned Development (DPD) known as The Hastings Building, on land located on the Southeast Corner of North 2nd Street and East Vine Street, in the 6th Aldermanic District.

The zoning change would permit the renovation of a historical cream city brick building, approximately 22,500 s.f. The building is currently vacant and has an asphalt surfaced parking lot to the south that will be used as parking for the proposed redevelopment.

The renovation will consist of clearing and demolishing the interior walls and fixtures, all utilities, roof and all windows. There will be little exterior modifications to the historic structure, adding one window on the west end of the building, six entry doors on the south of the building, and a common entrance on the north side of the building.

The ground level of the building will consist of 5 residence apartments and utility and storage rooms, as well as 2 accessible entrances. The first and second floors will consist of 7 residence apartments. Interior walls will be insulated wood stud and drywall partition walls constructed to create the apartment units. Ceiling finishes will be painted drywall and concrete. There are a total of 6 one bedroom units, 3 one bedroom plus den units, 8 two bedroom units, and 2 three bedroom units for a grand total of 19 units.

A 4 foot wide landscape buffer is provided on the south side of the building between the two main entrances off of the parking lot. Grass has been indicated along the north and east portions at the front and sides of the building. No trees or bushes have been noted.

A total of 28 parking spaces will be provided. Surface parking for the redevelopment will be included at a rate of 1 parking space per unit and 1 handicap parking stall, for a total of 20 spaces. An additional 8 parking spaces will be provided along the street.

On October 3, 2005, a public hearing was held and at that time there was no opposition to the proposed amendment. Since the proposed development complies with the City plans for the area, the City Plan Commission at its regular meeting on October 31, 2005 recommended approval of this zoning change conditioned on: 1. Providing base shrubs and trees around the property. 2. Providing signage details, if proposed.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Witkowiak