

January 7, 2008

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

Dear Committee Members:

File No. 070931 relates to the change in zoning from Two-Family Residential (RT4) to Detailed Planned Development (DPD) on land located on the East Side of North Humboldt Blvd and South of East Hadley Street, in the 3rd Aldermanic District.

This file will permit the construction of two duplex structures and one single-family structure in Phase I and one three-unit townhouse in Phase II, for a total of 8 dwelling units. This file is specifically for Phase 1, which will also include 5 off-street parking spaces for the residential units. Phase II will require an amendment to the DPD. The developer expects to start construction on Phase 1 in February 2008, and Phase II during the summer of 2008. This property is located within the Milwaukee River Corridor Interim Study Overlay District (IS).

For Phase 1, 5 surface parking spaces will be supplied behind the 3 residential structures. Building materials will include hardi plank and porch railings and columns will be constructed of wood. A pedestrian connection will be created between the site and Gordon Park.

On December 17, 2007, a public hearing was held and at that time the neighbor to the north stated a few concerns about the development, including sidewalks not being shoveled, unattended site during construction, and how the shade of the new structures would affect his property. At that time, City Plan Commission recommended that the file be held for one cycle to give the developer and neighbor an opportunity to discuss the concerns. The item was heard by the City Plan Commission again on January 7, 2008. At that time, the neighbor stated that he does not object to the proposed file, and the developer has addressed his concerns for the most part. Since the proposed change complies with the Zoning Code and City plans for the area and previous conditions of approval have been met, the City Plan Commission at its regular meeting on January 7, 2008 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Michael D'Amato