



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

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September 12, 2018

To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 205

Dear Committee Members:

File No. 180673 relates to a Minor Modification to the Detailed Planned Development (DPD) now known as Washington Park Townhomes to remove the previously approved bicycle path from the development located at 3103-3125 West Galena Street, on the south side of West Galena Street, east of North 32nd Street, in the 15th Aldermanic District.

In December 2015, the Common Council approved a DPD for the property at North 32nd Street and West Galena Street to permit the development of 40 attached single-family dwelling units in 6 row house-style buildings with accessory surface parking and outdoor space. As part of the development, a public recreation path was to be incorporated along the rail corridor on the east side of the property, with a 42-inch tall fence placed on the east side of the recreational path, as the grade drops to the east. Native plantings were to be incorporated between the path and the railway to create a natural buffer.

Gorman & Company, the developer of the Washington Park Townhomes, is proposing a minor modification to the DPD zoning to remove the recreational path from the previously approved plans. The path has not yet been constructed. Per the applicant, the modification is being proposed after concerns were raised during a Crime Prevention Through Environmental Design (CPTED) safety audit with the Milwaukee Police Department (MPD) regarding site security issues involving the path. The path will be replaced with smaller-scale connective concrete walkways to allow for site circulation. The site fencing will be located at the eastern property line, closer to the railroad tracks. The amount of approved open space, on-site recreation space, landscaping, and screening proposed on site will not be reduced by this change, and the amount of impervious land coverage will be reduced. Locations of principal and accessory structures, parking, recreation spaces, and traffic facilities will not be affected, and the general character of the planned development should remain the same.

While the recreation path will not be installed through Washington Park Townhomes site, MKE Plays plans to install a playground on a vacant parcel immediately north of the site, across Galena. This will provide meaningful, active outdoor space for residents to utilize in their neighborhood.

Since the path is being removed from the previously approved plans due to safety concerns, the City Plan Commission at its regular meeting on September 10, 2018 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Stamper

