

July 10, 2012

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

Dear Committee Members:

File No. 120124 relates to the change in zoning from Two-Family Residential (RT4) to Detailed Planned Development (DPD), for residential development, on lands located on the west side of North Jackson Street, north of East Lyon Street, in the 3rd Aldermanic District.

This zoning change was requested by Dominion Properties, LLC, and would allow for a 20 unit multi-family development at 1509 North Jackson Street. The proposed 5-story building will incorporate several sustainability features, including geothermal heating and solar panels. High quality building materials, such as brick and metal panels, will be used, and each unit will have a balcony. A total of 26 parking spaces will be available for the 20 residential units.

Alderman Kovac hosted a neighborhood meeting on July 2, 2012, which was attended by approximately 10 neighbors. At that time, several neighbors expressed concern generally with regard to the building height, density, and parking. On July 9, 2012, a public hearing was held and at that time, the property owners to the north and south of the subject site spoke in support of the project. They stated that they previously had concerns regarding density and the bulk of the building, but feel that they can work through issues with the developer. A few other residents recorded their opposition to the proposal, and one resident stated that she had some concerns with respect to parking, height of the building, and density, but was not completely opposed to the project.

Since the proposed change is generally consistent with the recommendations of the Northeast Side Comprehensive Area Plan, the City Plan Commission at its regular meeting on July 9, 2012 recommended approval of the subject file, conditioned upon: 1. DPW Sanitation department approval of the garbage pickup arrangement; 2. Removal of the signage location on the sides of the buildings; 3. Finalizing design details with staff; and 4. Making the sustainability features, including geothermal heating and solar panels, a required component of the project.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Nik Kovac