

February 12, 2007

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

Dear Committee Members:

File No. 060617 relates to the change in zoning from Two-Family Residential (RT3) to Local Business (LB2), on land located West of North Farwell Avenue and South of East Greenwich Avenue, in the 3rd Aldermanic District.

The Department of City Development initiated this file to permit future commercial use. This item was previously heard at City Plan Commission on October 2, 2006. However, CPC referred the file to staff based on concerns of neighbors, until a specific project plans were submitted. Since the original proposed zoning change, limits have been revised to include just two specific properties.

This file permits commercial uses at the northeast corner of East Greenwich Avenue and North Farwell Avenue. The proposed development includes a two-story, free-standing building to accommodate first-floor retail space (1,183 SF) and five parking spaces, and a second-floor dental office (3,960 SF). The overall building height will be 24 feet, with a concrete roof canopy at the rear portion of the building, which will have a height of approximately 33 feet. LB2 zoning allows for a maximum height of 60 feet.

On February 12, 2007, a public hearing was held and at that time Greenwich Village Neighborhood Association spoke in support of the proposed zoning change since concerns of the neighbors were addressed and worked into the design of the building. Several others expressed support for the zoning change, including the East North Avenue Business Improvement District and Columbia St Mary's. An abutting neighbor expressed concern regarding the rear setback of the building and its proximity to her residence. The architect will revise the plans to increase the setback of the building. Since the architect and developer were able to meet the concerns of the neighbors, and the proposed plan complies with the zoning code requirements, the City Plan Commission at its regular meeting on February 12, 2007 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Michael D'Amato