

December 6, 2010

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

Dear Committee Members:

File No. 100833 relates to the change in zoning from Local Business to a Detailed Planned Development, for a mixed-use building, located on the south side of East Conway Street and east of South Kinnickinnic Avenue, in the 14th Aldermanic District.

This zoning change was requested by 2452 KK, LLC, and will allow for a 70-unit residential mixed-use building with approximately 9,000 square feet of first floor retail space, and underground and surface parking. The building will be 4 and 5 stories, and materials will consist primarily of fiber cement board and cast stone units with accent panels. The balconies will have stainless steel guardrail on painted metal balconies. The top floor of the south end of the building will consist of a community room with outdoor patio space for the residents. The building has been divided into two distinct volumes to break up the 237 foot long building along Kinnickinnic Avenue. The base is animated with the transparent retail and front entrance to the residential component. Walk-up units will be located along Conway Street.

Parking will consist of 71 underground, enclosed parking spaces for the residential units. There will be 14 at grade parking spaces for the retail component. Upper level parking will be accessed from South Kinnickinnic Avenue, and the lower level parking will be accessed from the public alley off of East Conway Street.

On December 6, 2010, a public hearing was held and at that time four people were in opposition, and a few people were in support of the proposal. Those opposed expressed concerns regarding the existing, vacant commercial space along the KK corridor, and whether the proposed rents would be compatible with the neighborhood. Since the proposed change is consistent with the Southeast Side Comprehensive Area Plan, the City Plan Commission at its regular meeting on December 6, 2010 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Tony Zielinski