

March 12, 2002

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

Dear Committee Members:

Attached is File No. 010724, being an ordinance relating to the change in zoning from Industrial (I/A/125) to Detailed Planned Development (DPD) known as Teweles Seed Tower Apartments, located on the north side of West Oregon Street and east of South 3rd Street, in the 12th Aldermanic District.

This zoning change will allow for the rehabilitation and conversion of the existing Teweles Seed building into apartments. On January 28, 2002, the City Plan Commission referred to staff because of concerns regarding the amount of on-site parking. Since that time, plans have been revised to provide 115 apartment units (previously 124 units). The apartment units will range in size from 882 to 1800 square feet with 1, 2 and 3 bedrooms. Balconies will be added to the units as an amenity for units on Floors 2-7. A panelized brick system was previously proposed for the exterior of the building but the intent now is to rehabilitate the existing brick facade.

A total of 128 parking spaces are proposed (previously 80 parking stalls). Of those spaces, 110 will be reserved, internal and 18 will be unreserved, surface stalls. A second interior parking level was added and dwelling units eliminated to accommodate the additional stalls. To access the second level, an exterior ramp has been added. The surface parking area will be revised to appear more like a parking court with a decorative fence and landscape screening.

One, 32 square foot monument sign is proposed at the corner of South 3rd Street and West Oregon Street. The existing rooftop sign identifying the Teweles Seed building will remain and be repaired as necessary to meet historic standards.

A public hearing was scheduled to be heard before the City Plan Commission on March 11, 2002. At that time one business owner spoke in opposition to the proposed rezoning due to parking concerns. A letter from another nearby business was also submitted in opposition to the original proposal with limited off-street parking. Since this proposed zoning change is consistent with City plans for the area, the City Plan Commission at its regular meeting on March 11, 2002 recommended that the attached resolution be approved conditioned on the following:

1. Working with staff on the final details of the exterior elevations.
2. Providing details of the proposed canopies on the first level along the west elevation.
3. Providing details of the proposed balconies.
4. Providing details of the proposed monument sign.
5. Completion of traffic/parking analysis.

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Sanchez