

May 11, 2009

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

Dear Committee Members:

File No. 081309 relates to the change in zoning from Two-Family Residential (RT4) to Detailed Planned Development (DPD), on lands located North of West Washington Street and West of South 7th Street, in the 12th Aldermanic District.

This zoning change is requested by the Housing Authority of the City of Milwaukee to allow for the development of the combined sites for a 37-unit apartment building for the elderly. The existing 22-unit United Community Center (UCC) building at 738 W. Washington St. is also being included in the DPD, and will remain as is.

The units will reflect universal design principles, including 36" wide doors with 34" clear openings and lever handles, and 42" wide hallways. Every unit will have a fully accessible bathroom and access to all building amenities by means of an elevator. Several "green" features will also be incorporated to minimize energy use, non-renewable resources use, and storm water runoff. The building will be constructed of brick with architectural ground face CMU details and architectural ground face CMU with brick details. The dumpster enclosure will be constructed of architectural ground face CMU with brick details, and will match the main building. All new development will be constructed in a single, continuous phase with completion anticipated by July or August 2010.

In addition to the proposed zoning change, HACM is proposing to vacate the existing east-west alley that runs north of W. Washington St., and has submitted a Certified Survey Map (CSM) to consolidate and redivide the lands included in the zoning change boundary. A new mutual access easement will serve the one single-family property that is currently being served by the alley. The owner of that property is aware and supportive of the development plan.

On May 11, 2009, a public hearing was held and at that time nobody spoke in opposition. Since the proposed change complies with the Zoning Code and City plans for the area, the City Plan Commission at its regular meeting on May 11, 2009 recommended approval of the subject file, conditioned on working with staff on the final building design.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Jim Witkowiak