

January 25, 2010

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

Dear Committee Members:

File No. 091154 relates to the change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD) known as Heartland Housing, for a three-story structure with 38 residential units and first floor community space, on lands located South of West Fond Du Lac Avenue and West of North 25th Street, in the 15th Aldermanic District.

This zoning change is requested by Heartland Housing to allow for a three-story structure with 38 residential units and first floor community space. The apartments will be studio and one-bedroom. The first floor of the building will have offices, community service spaces and 6 apartments, and 16 apartment units on each of the 2nd and 3rd floors. Outdoor space for the residents will be located behind the building. The exterior building materials will primarily consist of cast stone, cement board siding, and metal panel with a stone base. There will be an aluminum clad canopy at the main entrance, and the windows will have clear glazing.

A total of 9 surface parking spaces will be provided on the site, and will be accessed off of the existing alley along Tamarack. A maximum of two to three parking spaces would be used at any given time for property management, case management or maintenance personnel. Very few, if any, residents are expected to have automobiles. The existing pedestrian sidewalks along Tamarack and Fond du Lac will both be maintained.

Heartland Housing, Inc. will be the developer and property manager, and will also be responsible for property operations oversight. In 2009, Heartland also completed Prairie Apartments at 1218 W. Highland Avenue. St. Ben's Community Meal is the local development partner, and will coordinate supportive services with Heartland. The Guest House of Milwaukee will provide the services.

On January 25, 2010, a public hearing was held and at that time nobody spoke in opposition. Since the proposed change is consistent with the previously approved GPD and the Fond du Lac and North Comprehensive Area Plan, the City Plan Commission at its regular meeting on January 25, 2010 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Willie Hines