



789 North Water Street, Suite 500, Milwaukee, WI 53202

Zoning Ordinance Rezoning Approval Criteria Response Letter

1. Whether the uses permitted by the proposed amendment would be appropriate in the area concerned.

The R-3 District permits multifamily residential uses that are appropriate for the subject property and compatible with surrounding land uses. The proposed zoning provides a reasonable transition from existing commercial uses while supporting the City's housing needs.

2. Whether adequate public school facilities and other public services exist or can be created to serve the needs of any additional dwelling units likely to be constructed as a result of such change.

Adequate public services, including police, fire protection, emergency services, and public works, are available to serve the proposed development. Existing public school facilities and municipal services have sufficient capacity, and no extraordinary service demands are anticipated.

3. Whether the proposed change is in accord with any existing or proposed plans for providing public water supply and sanitary sewers in the vicinity.

The proposed amendment is consistent with existing plans for public water and sanitary sewer service. The site is currently served by municipal utilities, which can adequately accommodate the proposed development.

4. Whether the proposed amendment is likely to result in an increase or decrease in the total zoned residential capacity of the City and the probable effect of such change on the cost of providing public services.

The amendment may increase the City's residential capacity; however, the development represents an efficient use of land and infrastructure. The anticipated impact on public service costs is reasonable and offset by increased tax base and utility revenues.

5. The amount of vacant land which is currently zoned for similar development in the City or in contiguous areas, and particularly in the vicinity of the area included in the proposed amendment, and any special circumstances which may make part of such vacant land unavailable for development.

While other land may be zoned for similar development, much of it is constrained by location, infrastructure limitations, or other development restrictions. The subject property is well-suited for multifamily use due to its size, access, and availability of utilities.

6. The recent rate at which land is being developed in the proposed district of the City, and particularly in the vicinity of the area included in the proposed amendment.

Recent development trends in Crest Hill and the surrounding area demonstrate continued demand for residential and multifamily housing. The proposed amendment is consistent with this pattern of growth.

7. The effect of the proposed amendment upon the growth of existing neighborhoods as envisaged by the Crest Hill Comprehensive Plan.

The proposed rezoning supports the goals of the Crest Hill Comprehensive Plan by encouraging orderly growth, efficient use of infrastructure, and appropriate transitions between land uses.

8. Whether other areas designated for similar development are likely to be so developed if the proposed amendment is adopted, and whether the designation for such future development should be withdrawn from such areas by further amendment of this Ordinance.

Approval of the proposed amendment is not expected to impede development in other areas designated for similar uses, nor does it necessitate changes to existing land use designations elsewhere in the City.

9. If the proposed amendment involves a change from a residential to a nonresidential designation, whether more non-residential land is needed in the proposed location to provide commercial services or employment for the residents of the City.

The request does not involve a change from residential to non-residential zoning. Sufficient land remains available within the City to accommodate commercial and employment-generating uses.

10. Existing uses and zoning within the general area of the property in question.

The surrounding area contains a mix of commercial and residential uses. The proposed R-3 zoning is compatible with existing development patterns and land uses.

11. The extent to which property values are diminished by particular zoning restrictions.

The current B-3 zoning limits the reasonable use of the property and may negatively affect its value. The proposed amendment allows development consistent with market conditions and surrounding uses.

12. The extent to which the restriction of property values of the petitioner promotes the health, safety, morals, or general welfare of the public.

The proposed rezoning promotes the public health, safety, and general welfare by enabling appropriate residential development, supporting housing needs, and encouraging efficient land use.

13. Whether the proposed amendment is the minimum adjustment necessary to allow the reasonable use of the property.

The proposed rezoning to R-3 represents the minimum adjustment necessary to allow reasonable use of the property while maintaining compatibility with the surrounding area and City plans.

