

June 14, 2002

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

Dear Committee Members:

Attached is File No. 020215, being a substitute ordinance relating to the change in zoning from Industrial (I/A/125) to Detailed Planned Development (DPD) known as The Trestle, located on the southwest side of East Erie Street and south of North Jefferson Street, in the 4th Aldermanic District.

This change in zoning will allow for the construction of a 5-story, multi-family residential building with 4 condominium units. The building will be clad in masonry and balconies will be provided facing the street and river. This property is located within the Historic Third Ward and the owner has received approval by the architectural review board for the preliminary drawings. A Riverwalk will also be constructed as part of this project.

On June 10, 2002, a public hearing was held at the City Plan Commission. At that time, no one spoke in opposition to the proposal. Since the proposed change in zoning meets the intent of the City's plans for the area, the City Plan Commission at its regular meeting on June 10, 2002, recommended approval of the Riverwalk and attached substitute ordinance conditioned on the following:

1. Provide specification of the garage door for staff review and approval.
2. Provide masonry (instead of CMU) along the south building elevation.
3. Approval by the Historic Third Ward Architectural Review Board for final details.

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Henningsen