

September 11, 2001

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

Dear Committee Members:

Attached is File No. 010250, being an ordinance relating to the change in zoning from General Planned Development (GPD) known as Brewers Hill Commons to Detailed Planned Development (DPD), Phase 4, located north of East Reservoir Avenue and east of North Hubbard Street, in the 6th Aldermanic District.

The fourth phase of the planned development will allow for the renovation of an existing warehouse building and the addition of 3 stories for 65 loft condominium units. The units will range in size from 800 square feet to approximately 1700 square feet. The units on the third through fifth floors will have balconies. A common area for a club room, fitness area and storage will be provided on the first floor. This proposal is consistent with the previously approved general plan development that establishes the zoning requirements for the master plan area.

The existing building is brick and the new 3 story addition that is recessed will be a brick veneer or other similar material to be determined based on load bearing requirements of the existing building. The existing openings that are currently filled will be used for a new double-hung window system on the first 2 floors. The existing main entrance along North Hubbard Street will be renovated and a new canopy will be installed.

Approximately 1.3 parking spaces per unit will be provided. Sixty-four indoor parking spaces and 20 surface parking spaces will be provided on the first level. Access to the garage will be from the north. The surface parking lot will have landscape screening and decorative fencing with brick piers.

On September 10, 2001, a public hearing was held before the plan commission. At that time several condominium owners from the Cobbler's Loft building located at 234 E. Reservoir, opposed the proposed Phase 4. Most of the owners who spoke did not support the addition of 3 stories to the existing 2 story building because they claim it will diminish their views to the east and downtown and that they were misinformed by the sales staff and developers about the future development at this site. The newly formed Cobblers Lofts Condominium Association submitted a petition stating that the board opposed the proposal as well as a petition signed by individual condominium owner's within that building (see attached). Another letter was submitted by the Brewers Hill Neighborhood Association stating that the developers have been providing information to it's board and have appeared before the board to present drawings for this phase of development. At the time of the Brewers Hill Neighborhood Association meeting, there was not any opposition to this proposal. An additional 2 letters were

Page 2  
ZND  
File No. 010250

submitted by current owners at Cobblers Lofts withdrawing their signatures from the petition (see attached). Since this proposed Phase 4 is consistent with the approved general plan and the City plans for the area, the City Plan Commission at its regular meeting on September 10, 2001 recommended approval of the attached ordinance.

Sincerely,

Julie A. Penman  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Johnson-Odom