

December 9, 2003

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

Dear Committee Members:

Attached is File No. 030622, being a substitute ordinance relating to the approval of the change in zoning from General Planned Development (GPD) to a Detailed Planned Development (DPD) known as Brewers Hill Commons, Phase 7 on lands located South of East Reservoir Avenue, East of North Palmer Street and West of North Hubbard Street in the 6th Aldermanic District.

This change in zoning will allow for the construction of one 6-story 81-unit condominium structure and 10 townhouse condominium units.

In September of 2003 the applicant submitted plans for phase 7 of this development to construct two buildings: One building would have contained 10 two-story townhouse units. The other building was to consist of a 7-story structure with 102 condominium units and 127 parking spaces.

Because of neighborhood concerns the proposal was referred to staff at the September 29, 2003 meeting of the City Plan Commission so that a neighborhood meeting could be scheduled where these issues could be more fully discussed. As a result, two neighborhood meetings were held and the proposal was modified by removing one floor from the 7-story structure and modifying the exterior design of the structures to be more harmonious with the character of the Brewers Hill Historic District. The revised plan is described in more detail as follows:

One building will be constructed at the southeast corner of East Reservoir Avenue and North Palmer Street. It will contain 10-townhouses and underground parking for 20 vehicles. (2 vehicles per unit). Four townhouses will face East Reservoir Avenue, four units will face the south abutting property, and the two end units will face North Palmer Street. Each townhouse will be 2-stories high and contain 2 bedrooms, 2.5 baths, living room, kitchen, den, balcony, a roof-top deck, and a small fenced front yard.

The other building will be constructed at the southwest corner of East Reservoir Avenue and North Hubbard Street. It will consist of a six-story structure with approximately 81 condominium units and two levels of underground parking. The upper parking level will contain 48 parking spaces and the lower level will contain 65 parking spaces. (1.33 parking spaces per unit.) Each unit will have one or two bedrooms and 2.5 baths.

On Monday, December 8, 2003, the City Plan Commission held a public hearing. At that time, approximately 10 people spoke in opposition to the proposed amendment. The major issues of concern included building density, scale and obstruction of views. The City Plan Commission at its regular meeting on December 8, 2003 recommended that the attached substitute ordinance be placed on file.

Sincerely,

Julie A. Penman  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Johnson-Odom