

April 25, 2006

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

Dear Committee Members:

File No. 051392 is a substitute ordinance relating to the change in zoning from Single-Family Residential (RS5) to a Detailed Planned Development (DPD) known as Story Hill Place, on land located on the South Side of West Bluemound Road and East of North 51st Street, in the 10th Aldermanic District.

This substitute ordinance permits the construction of six single-family dwellings in the Story Hill neighborhood. The development includes a private drive with a variety of architectural styles to blend in with the Story Hill neighborhood, at the former greenhouse site. A stormwater retention pond is located on the south side of the new drive.

On April 24, 2006, a public hearing was held and at that time there was a neighbor who spoke in support of the overall concept but raised concerns about the building materials and architectural details of the single-family home designs. The neighbor also requested that the first house along W. Bluemound Ave. would be rotated to have the front door along the street instead of the side of the house. The Department of Public Works traffic engineers prefer that the driveway and vehicular access to the parcel is from the private road.

Since the proposed change complies with the Zoning Code and City plans for the area, the City Plan Commission at its regular meeting on April 24, 2006, recommended approval of the subject ordinance conditioned on: 1. Revising the Owner's Written Narrative to include: a. Staff revisions, b. Home owner's association bylaws, c. Standards for accessory structures such as sheds, swimming pools, d. Types of permitted fence materials, location of rear fencing and excluding front fences and fences along W. Bluemound Ave., e. Site statistics as required per Chp. 295-907-2-c-1. 2. Revising the model homes to include material specifications including wood frame windows and standard size masonry brick 3. Revising model building elevations along West Bluemound Avenue to include additional fenestration, dormers, articulation along the garage. 4. Revising landscape plan to include permitted rear fence locations.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Murphy