

December 9, 2003

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

Dear Committee Members:

Attached is File No. 030624, 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 6 on lands located South of East Brown Street, and West of North Hubbard Street in the 6th Aldermanic District.

This change in zoning will allow for the construction of one 4-story, 30-unit condominium structure, and one 5-story, 40-unit condominium structure.

In September of 2003 the applicant submitted plans for phase 6 of the planned development that proposed the construction of three connected buildings with a total of 105 condominium units. Building 1 would have been a 6-story, 55 unit structure, Building 2 would have been a 5-story, 44 unit building, and Building 3 which would have connected buildings 1 and 2 and contained six townhouses. There was to have been a total of 132 indoor 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 Building 3 and removing one floor from both Buildings 1 and 2. The revised plan is described below in more detail as follows:

Building 1 will be located at the southwest corner of North Hubbard Street and East Brown Street. It will consist of a 5-story structure with approximately 40 condominium units and 26 indoor parking spaces. Building 2 will be located at the southeast corner of North Palmer Street and East Brown Street. It will consist of a 4-story structure with approximately 30 condominium units and also contain 26 indoor parking spaces. The southern portion of the site will contain a 34-space surface parking lot. There will be 1.23 parking spaces per unit. All parking areas will be accessed via a gated driveway opening along North Hubbard Street. Both buildings have an exterior composed of brick and masonry, and will be separated by a courtyard.

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 and parking. 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