

January 24, 2005

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

Dear Committee Members:

Attached is File No. 040947, being a substitute ordinance relating to the approval of the change in zoning from Two-Family Residential (RT4) to Detailed Planned Development (DPD) known as The Townhomes on Arthur Street on land located on the Northeast corner of West Arthur Street and South 5th Street, in the 14th Aldermanic District.

The zoning change would allow for 5 attached townhomes. The units would be approximately 2,849 square feet and provide 4-bedrooms. Each unit would have an individual entrance that would be accessed from South 5th Street. The building would be vinyl sided and provide individual porches. Eight enclosed, off-street parking spaces would be provided in (1.5 per dwelling unit). Under the current proposal, one garage is accessed from South 5th Street. Staff has worked with the developer to reconfigure the site plan and the garages are now accessed off of West Arthur Street instead. Two temporary freestanding signs are proposed. One construction sign measuring 48 square feet and one advertising sale sign measuring 36 square feet would be located at the site temporarily. No permanent signage is proposed.

On Monday, December 6, 2004, the City Plan Commission held a public hearing. At that time, no one spoke in opposition to the proposed change in zoning. Since the ordinance is consistent with plans for the area, the City Plan Commission at its regular meeting on December 6, 2004 recommended that the attached substitute ordinance be approved conditioned on continuing to work with staff on the final site plan and building elevations that address relocating garages to the rear, decreasing front setbacks, locating entrances facing the street and fenestration size and placement. These conditions have now been met.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Zielinski