

February 20, 2003

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

Dear Committee Members:

Attached is File No. 021422, being a substitute ordinance relating to the change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD) known as Brewers Hill Commons, Phase 5, located on the south side of East Brown Street and east of North Hubbard Avenue, in the 6th Aldermanic District.

The fifth phase of the planned development will allow for the construction of 10-townhomes. Six townhomes will face East Brown Street and the remaining four will face North Hubbard Street. Each townhouse will be 3-stories and have 2 bedrooms, 2.5 baths, living room, kitchen and den. The buildings consist of a stone masonry base and hardiplank siding. A garage accessed from the rear with 2 indoor parking spaces will be provided for each unit.

On Monday, February 17, 2003, the City Plan Commission held a public hearing. At that time, no one spoke in opposition to the proposed detailed planned development. Since this proposed zoning change is consistent with the general planned development and City plans for the area, the City Plan Commission at its regular meeting on February 17, 2003 recommended approval of the attached substitute ordinance conditioned on providing individual walkways from the public sidewalk to each front entrance and extend decorative fencing at the corner of North Hubbard Street and East Brown Street.

Sincerely,

Julie A. Penman  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Johnson-Odom