

001047



Department of City Development  
Housing Authority  
Redevelopment Authority  
City Plan Commission  
Historic Preservation Commission

**Julie A. Penman**  
Commissioner  
**Michal A. Dawson**  
Deputy Commissioner

January 22, 2001

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

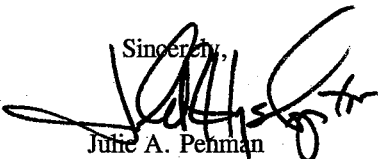
Dear Committee Members:

Attached is File No. 001047, being an ordinance relating to the second amendment to a Detailed Planned Development (DPD) known as Brewers Hill Lofts (Cobbler's Lofts) on land located on the north side of E. Reservoir Ave. and west of North Hubbard Street, in the 6th Aldermanic District.

This second amendment will allow for the relocation of a previously approved 32-car garage from North Palmer Street to West Reservoir Avenue and 8 townhomes from Palmer to Reservoir. The attached garage will still be attached to the 56-unit Cobbler's Lofts building. The façade will be constructed of face brick to match the existing loft building as previously approved. This garage and townhome relocation will eliminate one drive opening that was previously approved.

Lighting and signage are proposed along the garage to identify the residential development. Landscape screening consisting of a combination of brick piers and decorative fencing with landscaping conforming to City requirements will be provided to screen the surface parking areas. Additional landscaping will be provided along the walk to the main entrance and parking courtyard area.

On January 22, 2001, a public hearing was held and at that time there was no opposition to the proposed amendment. Since this proposed zoning change is consistent with the City plans for the area and the planned development, the City Plan Commission at its regular meeting on January 22, 2001 recommended approval of the attached ordinance conditioned on working with staff on the details of the elevations.

Sincerely,  
  
Julie A. Penman  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Johnson-Odom

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