

July 26, 2001

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

Dear Committee Members:

Attached is File No. 010046, 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 3 located on the north side of East Brown Street and east of North Hubbard Street, in the 6th Aldermanic District.

The third phase will allow for the construction of 17, 3-bedroom, single-family homes with detached garages that have optional studio units. The average lot size for parcels facing East Brown Street is 33'x95'. The lots facing Hubbard and Buffum Streets average 37'x147'. The average front setback is 6 feet. The garages are setback 4 feet from the alley that allows for additional open space in the back yard. Four model homes have been proposed. The main exterior material is cement board siding. One, 2-car detached garage is provided for each unit with alley access.

On July 23, 2001, a public hearing was held by the City Plan Commission and at that time one nearby owner attended to ask questions regarding the proposal. The developers have been in contact with the Brewers Hill Neighborhood Association and have held an additional neighborhood meeting recently. Since this proposed rezoning is consistent with the City plans for the area, the City Plan Commission at its regular meeting on July 23, 2001 recommended approval of the attached ordinance conditioned on working with staff on final model home designs.

cc: Ald. Johnson-Odom