

December 9, 2003

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

Dear Committee Members:

Attached is File No. 030751, a substitute ordinance relating to the rezoning from Residential and Office (RO2) to a Detailed Planned Development (DPD) known as The Sterling, on land located on the west side of North Farwell Avenue and the north side of East Royal Place, in the 3rd Aldermanic District.

This substitute ordinance will allow for the construction of an eleven-story mixed use building containing 112 residential units with structured parking and first floor retail space.

On Monday, December 8, 2003, the City Plan Commission held a public hearing. At that time, three citizens spoke in opposition to the proposed amendment. The major issues of discussion included height and density. Since this proposed zoning amendment is consistent with the City plans for the area, the City Plan Commission at its regular meeting on December 8, 2003 recommended approval of the attached substitute ordinance conditional on the following:

1. Revisions to the owner's statement
2. DCD staff approval of design related issues
3. The list of permitted land uses for the commercial space be expanded to include all non-residential land uses that are permitted in s295-603-1 of the city's zoning code for LB2 zoning districts and all limited uses in LB2 zoning districts that meet the limited use standards of s295-603-2 of the city's zoning code.
4. Revised signage that meets the signage standards of s.295-605 of the Milwaukee Zoning Code for LB2 zoning districts.
5. City approval to allow bays and balconies and bays to project over the public right-of-way.

Sincerely,

Julie A. Penman  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. D'Amato