

November 18, 2002

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

Dear Committee Members:

Attached is File No. 020921, being a substitute ordinance relating to the change in zoning from Detailed Planned Development (DPD) known as Vineyard Terrace to Two-Family Residential (RT4), located on the west side of North 4<sup>th</sup> Street and South of West Reservoir Avenue, in the 6th Aldermanic District.

While this change in zoning will permit for single-family, two family and duplex units, the developer is proposing 18 owner occupied single-family homes. This change will also allow for flexibility in design development of the dwellings. The development agreement with the Redevelopment Authority of the City of Milwaukee will be amended to add design standards consistent with the principles of urban design. Each dwelling will be reviewed and approved by planning staff.

On Monday November 11, 2002, the City Plan Commission held a public hearing. At that time, several people attended in favor of the proposal. Since this proposed zoning change is consistent with City plans for the area, the City Plan Commission at its regular meeting on November 11, 2002 recommended approval of the attached substitute ordinance.

Sincerely,

Julie A. Penman  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Johnson-Odom