

January 27, 2003

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

Dear Committee Members:

Attached is File No. 021262, being a substitute ordinance relating to the change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD) known as Alexian Village, Phase 5, located on the south side of West Glenbrook Road and west of North 76th Street, in the 15th Aldermanic District.

The fifth phase of development would initially allow for the construction of a model single-family home and the Brother's Quarters' building (with 8 sleeping rooms and support functions) to be located along West Glenbrook Road. After initial sales, up to 6 additional single-family homes are proposed to be constructed with an internal, private roadway. The 4 existing garages located west of the Village East and West buildings would also be removed and relocated as part of a future detail plan phase.

The single family homes are arranged with entrances facing an internal roadway. Landscaping and fencing is proposed along West Glenbrook Road to address the street edge. It also provides screening for the existing single-family homes that face and have access from Glenbrook Road. The homes are 2-bedrooms for retired couples or single person. The homes will have cementitious exterior siding.

The Brother's Quarters residence building will provide 8 sleeping rooms with shared ancillary functions (kitchen, chapel, dining, etc.). The Quarters building will be similar in style and materials to the single-family homes.

On Monday, January 13, 2003, the City Plan Commission held a public hearing. At that time, no one spoke in opposition to the proposed amendment. Since this proposed zoning amendment is consistent with the City plans for the area, the City Plan Commission at its regular meeting on January 13, 2003 recommended approval of the attached substitute ordinance.

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Nardelli