

August 26, 2003

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

Dear Committee Members:

Attached is File No. 020632, being a substitute ordinance relating to the change in zoning from a General Planned Development (GPD) to a Detailed Planned Development (DPD) known as Rivercrest, located on the south side of North Commerce Street and east of North Humboldt Avenue, in the 6th Aldermanic District.

This zoning change will approve the construction and design of six residential condominium buildings including two 4-dwelling unit and four 8-dwelling unit buildings with 80 parking spaces and a pedestrian pathway connecting to a future pedestrian bridge across the Milwaukee River.

A public hearing was held on August 11, 2003 at which time there were no objections to the proposal.

Since this proposed zoning change is consistent with the intent of the original general plan as well as City plans for the area, the City Plan Commission at its regular meeting on August 11, 2003 recommended approval of the attached substitute ordinance conditioned on revisions to the landscape plan for the retaining wall areas and open space (including details of site amenities such as the stairway and benches) and revisions to the material used in the retaining walls along North Riverboat Road.

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee