

June 9, 2005

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

Dear Committee Members:

Attached is File No. 041225, being an ordinance relating to the change in zoning from Multi-Family Residential (RM7) to Detailed Planned Development (DPD) known as Cherry Court, on land located at 1524 North 24th Street, in the 4th Aldermanic District.

An existing nine-story high-rise building and maintenance garage will be demolished to allow the site to be divided into two distinct blocks separated by a 20' wide L-shaped alley. The large block to the South will be the location of the 120 unit mid-rise building and the smaller block to the North will be further divided into six lots for single-family homes and garages. The L-shaped alley will allow rear access to the single-family homes and garages and will connect between West Galena Street and North 24th Street. The six single-family lots will have two rental units and four owner-occupied units.

The five-story mid-rise has a smooth face cast stone veneer base and concrete brick veneer with metal wall panel projections. Aluminum and wood windows are used throughout the façade.

There will be 45 parking spaces to the West of the new multi-family mid-rise building and each single-family will have a two-car garage with an alley approach. The parking lot serving the multi-family building will be in the rear of the building along with a semi-circular drop off drive and will be properly screened with landscaping and fencing.

On June 6, 2005, a public hearing was held and at that time there was no opposition to the proposed amendment. Since this proposed zoning change is consistent with the plans for the area, the City Plan Commission at its regular meeting on May 6, 2005 recommended approval of the ordinance.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Bauman