

June 13, 2002

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

Dear Committee Members:

Attached is File No. 020156, being a substitute ordinance relating to the change in zoning from Multi-Family Residence (R/C/40) to Detailed Planned Development (DPD) known as Reservoir Court Condominiums, located on the northeast corner of West Reservoir Avenue and North 2nd Street, in the 6th Aldermanic District.

This change in zoning would allow for the construction of 6 residential condominium units within 3 townhouse buildings and the conversion of an existing multi-family residence located at 1910 North 2nd Street into 3 condominium units. A 5-car garage will be provided at the rear of the site with access from the alley.

Two of the new townhomes will be walk-up units with entrances facing West Reservoir Avenue. Each of these townhomes will have 1 garage parking space and 1 surface space accessible from the alley.

Three different options are proposed for the configuration of the townhouse located at the corner of North 2nd Street and West Reservoir Avenue relative to the location of vehicular access:

Option A: Build the duplex unit with a new curb cut and drive facing N. 2nd Street with a recessed garage. Entrances would be provided on both N. 2nd Street and W. Reservoir Ave.

Option B: Use the existing drive along W. Reservoir Ave. with a garage at the corner. Entrances would be provided on both N. 2nd Street and W. Reservoir Ave.

Option C: Build a similar townhome building with both entrances facing N. 2nd Street that creates a side elevation along W. Reservoir Avenue and no garages.

All of the new construction will use materials compatible with the standards of the Brewers Hill Historic District. Since the time of submittal, the developer has agreed to provide another option for the corner structure that further modifies Option A.

The majority of the proposed renovations to the existing residence will occur in the interior of the building. The exterior will be repainted and repaired as necessary and no major alterations are proposed. The Historic Preservation Commission is scheduled to review a Certificate of Appropriateness for this property on June 17, 2002.

On June 10, 2002, a public hearing was held at the City Plan Commission. At that time, several neighbors spoke in opposition and believed that the new construction would take away open green space, create high building density and locate the easterly building too close to the alley. Since the proposal meets the intent of the current and

new zoning in terms of density and setbacks, is consistent with the City's plans for the area and creates infill housing in a desirable neighborhood, staff recommended conditional approval of the substitute ordinance. However, the City Plan Commission at its regular meeting on June 10, 2002, recommended that the attached substitute ordinance be placed on file because of neighborhood opposition.

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Johnson-Odom