

June 1, 2005

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

Dear Committee Members:

Attached is File No. 041748, being an ordinance relating to the change in zoning from to Detailed Planned Development (DPD) known as Stevenson Court for land located on the South side of West Stevenson Street between South 73rd Street and South 74th Street, in the 10th Aldermanic District.

This ordinance will allow for phased construction of 2, 2-story multi-family buildings with a total of 32 dwelling units. The westerly building and the underground parking would be constructed first with the easterly block being constructed along with the remaining landscaping and surface parking. The unit mix consists of 2-bedroom and 2-bedroom with loft units. Both buildings would be similar design with masonry veneer and hardiplank siding. The roof would be dimensional shingle. Both buildings have entrances facing the street. Each unit would have a patio or balcony. Parking for the project is provided by 12 shared surface parking spaces and 64 underground parking spaces or 2 spaces per dwelling unit. No specific sign designs have been submitted, but the developer has noted that signs will comply to the RT3 zoning standards.

On May 9, 2005, the City Plan Commission held a public hearing. At that time no one spoke in opposition to the proposed zoning change. At its regular meeting on May 9, 2005, the City Plan Commission recommended approval of the substitute ordinance conditioned on continuing to work with staff on final building design details and addressing Department of Public Works comments, if any.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Murphy
File