

March 12, 2004

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

Dear Committee Members:

Attached is File No. 031423, being a substitute ordinance relating to First Amendment to the Detailed Planned Development (DPD) known as Alexian Village, located on the South Side of West Glenbrook Road and West of North 76th Street, in the 15th Aldermanic District.

The amendment to the fifth phase of development would allow for the construction of 23 additional single-family dwellings for up to 30 units total. The homes will be constructed based on market demand and sales. A multi-car garage will be constructed at the northeast portion of the site to more centrally service Alexian Village. The additional single family homes would also be arranged with entrances facing an internal roadway that would be extended. 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. Attached garages are provided. A freestanding sign along the interior roadway to identify the single-family homes was previously approved. It will be constructed of masonry and measure 6 feet tall and 2' feet wide with a stone cap. Metal letters would be applied to a cut stone face. No additional freestanding or wall signs are proposed.

On Monday, March 8, 2004, this ordinance was scheduled for public hearing by the Commission Plan Commission. At that time, no one spoke in opposition to the proposed amendment. Since this proposed zoning change meets the intent of City plans for the area, the City Plan Commission at its regular meeting on March 8, 2004 recommended approval of the attached substitute ordinance.

Sincerely,

Patricia S. Algiers
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Nardelli