



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

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June 6, 2017

To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 205

Dear Committee Members:

File No. 170033 relates to the First Amendment to the Detailed Planned Development (DPD) known as Brewers Hill Commons, Phase V to permit construction of seven townhomes at 301 East Brown Street, located on the south side of East Brown Street between North Hubbard Street and North Killian Place, in the 6th Aldermanic District.

This zoning change was requested by Royal Capital Group and will permit construction of seven townhomes on the site. Previously in 2003, plans were approved to permit construction of ten townhomes. The amended DPD will include townhomes with 2 bedroom, 3 bedroom, and 3 bedroom + den unit types, and at least two garage parking spaces per residence. The proposed development will feature one, two-story building, with fourteen garage parking spaces located at-grade. Each townhome unit will feature direct-entry on Brown, or Hubbard Street, and entrance directly from the attached assigned garage. Each townhome will include a private second level patio. Building materials will include fiber cement wood siding, fiber cement board siding, and masonry veneer. Prefinished aluminum guard rails will be utilized along the entries and at the second floor patio areas. Painted metal canopies will be placed above the walk-up entrances for each unit.

On June 5, 2017, a public hearing was held and at that time, nobody spoke in opposition to the proposal. Since the proposed amendment is consistent with the previously approved DPD and General Planned Development (GPD), the City Plan Commission recommended at its regular meeting on June 5, 2017 recommended approval of the subject file conditioned on submitting a final narrative and drawing set that reflect staff comments with respect to design standards, fence details within the parking area, landscaping, and details of the garage doors, and providing material and glazing samples.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Coggs

