

July 14, 2008

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

Dear Committee Members:

File No. 080268 relates to the change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD) known as Bishop's Creek Phase 1, located on the west side of North 32<sup>nd</sup> Street and south of West Hampton Avenue, in the 1st Aldermanic District.

This file will allow the construction of a new building along North 32nd Street to house 55 affordable two and three bedroom family rental units. The building will have a 0'-0" setback from North 32nd Street. A total of 63 surface parking spaces will be located to the west of the building, screened from the street, and accessed from North 32nd Street. A 2,400 square foot playground area will be located to the west of the residential building, north of the parking area. Building materials include aluminum storefront and single hung windows, 16 inch metal siding on the window bump-outs on the 2nd and 3rd floors, cement fiber board panels on the 2nd and 3rd floors, and masonry block wall (3 colors, smooth and rough face) and 16 inch standing seam panels on the first floor. Canopies above all entry doors on the first floor will be wrapped in metal.

There will be one monument sign for this development, which will be located on the northeast corner of their site, perpendicular to North 32nd Street. The sign will be 6'-8" at its base, and a total of 5'-4" high. The base of the sign will be made of masonry block to match the residential building, and the sign itself will be made of redwood panel, with the letters carved into the sign.

On July 14, 2008, a public hearing was held and at that time nobody spoke in opposition. Since the proposed change is generally consistent with the previously approved GPD, the City Plan Commission at its regular meeting on July 14, 2008 recommended approval of the subject file conditioned on working with DCD staff on final design issues and amending the written narrative to include the uses on site, including the maximum number of residential units.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Ashanti Hamilton