



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

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

Dear Committee Members:

File No. 131372 relates to a minor modification to the Detailed Planned Development known as Good Hope Industrial Center, for site changes on land located on the south side of West Good Hope Road, west of North 60th Street, in the 9th Aldermanic District.

This minor modification was requested by Hellerman Tyton, and would permit minor changes to the site layout at 6701 West Good Hope Road. In 2004, a Detailed Planned Development (DPD, File No. 040158) was approved for this site to permit an expansion to the existing industrial building. This expansion was never constructed and since the time that the DPD was approved, the building has been sold to Hellerman Tyton. Hellerman Tyton is now requesting a minor modification to the DPD to make revisions to previously approved plans in order to suit their needs for expansion.

Hellerman Tyton intends to construct a 102,480 square foot addition to their existing building. The building placement and parking and paved areas will shift a bit from the previously approved plans as part of this minor modification. The building addition will be the same height as the existing building, 33 feet, and would connect to the south façade of the existing facility. The building will be set approximately 45 feet off of the east property line, and a 20 foot wide fire apparatus access lane would be placed in this setback area. An approximately 25 foot wide landscape buffer will screen this site along the east edge from the neighboring property. The design of the building addition will be similar to the previously approved plans, and will match the existing building.

Since the proposed minor modification is consistent with the previously approved Detailed Planned Development, the City Plan Commission at its regular meeting on March 10, 2014 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Robert Puente

