

May 1, 2003

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

Dear Committee Members:

Attached is File No. 021761, being a substitute ordinance relating to the change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD) known as Park Place, Stage 25, in the 15th Aldermanic District.

Approval of this stage will allow for the construction of a one-story, 30,000 square foot office building located between the two existing towers. The building will overlook the existing lake and amphitheater. The exterior will be a aluminum storefront window system with metal panels.

One monument sign measuring 2'7" in height and 6'10" in width is proposed. It will consist of a concrete base with a brushed stainless steel face. The letters will be internally illuminated. The sign would be placed at the southern property boundary. A surface parking lot with 134 spaces is proposed. Interior landscape islands will be provided.

On Monday, April 28, 2003, the City Plan Commission held a public hearing. At that time, no one spoke in opposition to the proposed amendment. Since this proposed zoning amendment is consistent with the City plans for the area, the City Plan Commission at its regular meeting on April 28, 2003 recommended approval of the attached substitute ordinance conditioned on Department of Public Works traffic comments.

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Nardelli