

April 3, 2003

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

Dear Committee Members:

Attached is File No. 021636, being a substitute ordinance relating to change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD) known as Kilbourn Square, Phase 3, located on the north side of West Kilbourn Avenue and east of North 24th Street, in the 4th Aldermanic District.

The third phase of the detailed plan will allow for interior alterations of Buildings B and D for occupancy of an elementary school, offices and other permitted uses. An expanding choice school service 275-325 students in grades K4 through 12 and providing school and accessory programming is expanding the second and part of the third floor in Buildings B and D. Portions of Buildings B and D not occupied by the school will be used for a variety of permitted uses allowed under the proposed general plan. These uses may include additional offices and meeting rooms, doctor's office/health clinic, parenting services and other Christian educational and church programming for City of Hope.

There are no immediate plans for occupying Building E. Likely future uses include other office, retail and/or warehousing and storages uses. Buses and other vehicles servicing the site may be parked and stored in an existing alley surrounded on three sides by buildings and loading docks. These parking areas are not visible from the street and may be secured by fencing. All other future tenants will be uses consistent with the approved general planned development. The proposed third phase will replace two existing pillar signs and one wall mounted sign at the site entrance facing Kilbourn Avenue. These signs will be replaced with signs similar in size and character to existing. A wall sign with individual letters identifying the choice school would also be added.

On Monday, January 13, 2003, the City Plan Commission held a public hearing. At that time, no one spoke in opposition to the proposed third phase. Since this proposed zoning change is consistent with the general planned development and City plans for the area, the City Plan Commission at its regular meeting on January 13, 2003 recommended approval of the attached substitute ordinance.

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Henningsen