

April 24, 2012

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

Dear Committee Members:

File No. 111582 relates to a minor modification to the Detailed Planned Development known as Central Greens (f/k/a Story Hill Place), for facade modifications, on land located on the south side of West Bluemound Road and east of North 51st Street, in the 10th Aldermanic District.

This minor modification was requested by Story Hill Investments, LLC, and would permit changes to the north (Bluemound) and west elevations, the roof line, and site landscaping. Changes since the previously approved greenhouses include:

1. A reduction in north elevation wall (fish house portion, which was previously taller than the greenhouse portion) height to 10' to match the rest of the building
2. Extension of the north side wall from a 30' solid wall to a 50' solid wall to allow for additional needed space for the fish house and mechanicals
3. Addition of a 4' Energy wall at the west and north elevations
4. A change in the roof line to a 4/12 pitch to be the same all the way across the building (previously, the fish house portion had a 6/12 pitch); and
5. Additional site landscaping along the north elevation to screen the elongated blank wall.

Since the proposed minor modification is consistent with the recommendations of the West Side Comprehensive Area Plan and the previously approved DPD, the City Plan Commission at its regular meeting on April 23, 2012 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Michael Murphy