

October 2, 2007

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

Dear Committee Members:

File Nos. 070608 and 070609 to the change in zoning from Industrial Heavy (IH) to General Planned Development (GPD), and from GPD to Detailed Planned Development (DPD), Phase 1, on land located North of East Greenfield Avenue and East of South 1st Street, in the 12th Aldermanic District.

This file will permit the construction of a retail and office development. The general plan will establish zoning parameters relating to use, height and density, as well signage and building design standards. The existing buildings on the former Grede foundry site have been razed. It is the intent of the owner to construct five buildings on the 5.15 acre site. Office, retail, and light industrial uses are intended for the site.

The site plan includes five buildings and associated parking. Four of the five buildings would be 3 stories tall, and the fifth building, toward the rear of the site, would be one story. The maximum height of the 3-story buildings would be no higher than 50 feet, and the one story building will be at least 18 feet high.

Phase 1 will consist of the construction of Building A, which is located along South 1st Street, just north of the corner. While it is the planning policy to develop buildings at the corner, in this case, staff supports the construction of Building A to facilitate an office tenant requirement. Additionally, as part of the first phase of this development, Building B, at the corner of Greenfield and South 1st Street, will be approved. It is the developer's intent to construct Building B within 3 years of the completion of Building A also as part of Phase 1. Buildings C, D, and E will be developed as the local market expands and demands the space. Such developments will also require additional approval by the Common Council.

On October 1, 2007, a public hearing was held and at that time a few neighbors asked questions regarding the development, the construction process, and how the zoning change would affect surrounding businesses. The architect and owner were able to address questions. Since the proposed change complies with the Zoning Code and City plans for the area, the City Plan Commission at its regular meeting on October 1, 2007 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Jim Witkowiak