

September 27, 2004

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

Dear Committee Members:

Attached are File No's. 040569 and 040636, being ordinances relating to the Third Amendment to the General Planned Development and approval of the Detailed Planned Development (DPD) known as Granville Park, in the 9th Aldermanic District.

The amendment to the general plan will allow for the change in height of the previously approved building from 2-stories to 2-stories with a partial 3-stories. This will result in a smaller footprint building that would be sited further north than previously approved. Approval of the detailed plan will allow for construction of a 65-unit, multi-family, independent senior housing development. This development will also have a central kitchen, common and private dining areas, a beauty salon, a library with computer access and several community rooms. The building will also have a separate health office for medical purposes and fitness facility. A pedestrian entrance will face North 107th Street with vehicular access from a shared access drive off of West Donna Drive. The building material will be revised to be all masonry instead of stone and exterior insulation finish system as currently shown.

Two freestanding signs are proposed. The main sign, indicating 'Garden Place' with the address, measuring 6-feet in height and 10-feet wide and single-sided would be located along North 107th Street in the front setback area. A second directional sign to parking would be located along the access drive and would be 4-feet in height and 6-feet wide. Both of the signs indicate piers matching the building material. No wall signs are proposed.

On Monday, August 9, 2004, the City Plan Commission held a public hearing. At that time, a couple neighbors attended for informational purposes. Since the proposed zoning change is consistent with City plans for the area and the general plan standards; City Plan Commission recommend approval of File No. 040569, being an ordinance relating to the Third Amendment to the GPD and approval of File No. 040636, being an ordinance relating to the approval of the DPD conditioned on:

1. Submitting revised elevations indicating brick as the building facade material.
2. Revising the freestanding sign material from stone to brick piers

Sincerely,

Rocky Marcoux
Acting Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Puente
File