



Department of City Development

Housing Authority
Redevelopment Authority
City Plan Commission
Historic Preservation Commission

December 8, 2004

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

Dear Committee Members:

Attached are File No's. 041001 and 041002, being substitute ordinances relating to the First Amendment to the General Planned Development (GPD) known as W. H. Brady Corporation and approval of Phase 2 of the Detailed Planned Development (DPD), on land located on the south side of West Good Hope Road and west of North 60th Street, in the 9th Aldermanic District.

The amendment to the general plan would allow for future expansion of a warehouse facility and add distribution as a permitted use. The previously approved general plan that proposed five buildings and a vehicular circulation system on the site remains unchanged.

The second phase of the detailed plan would allow for the addition of a 500 stall surface parking lot east of the existing manufacturing and office building to replace the existing employee parking lot. Access to the new parking lot will be from West Good Hope Road, and off North 60th Street along the existing paved service road. In 2005, an amendment to the first phase of the detailed plan will be submitted to allow the construction of a light manufacturing and distribution facility on top of the existing employee lot. In addition to the new employee parking lot, a stormwater detention pond is being constructed in the southeast corner of the site. This pond is sized to properly handle the stormwater runoff from all improvement made to this site and the existing Phase I site. The parking area will occupy approximately one-quarter of the land area of the Development.

On Monday, December 6, 2004, the City Plan Commission held a public hearing. At that time, no one objected to the proposed zoning changes. Since the proposal is consistent with previously approved planned developments; the City Plan Commission, at it's regular meeting, recommended approval of the ordinances.

Sincerely,

Rocky Marcoux

Executive Secretary

City Plan Commission of Milwaukee

cc: Ald. Puente
File

041001 041002 CPC letter.doc