

August 15, 2011

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

Dear Committee Members:

File No. 110445 relates to the First Amendment to the General Planned Development (GPD) known as Concordia Trust, for modification of the northern portion of the site, on land located on the East Side of North 33rd Street and South of West State Street, in the 4th Aldermanic District.

This amendment was requested by Forest County Potawatomi Community, and will allow for modifications to the site statistics and plan for the northern portion of the site. Locations of proposed transition, open space, building, and parking, and some site statistics have been modified as part of this amendment. The proposed building and accessory parking (which will be approved as part of the DPD - Phase II, FN 110446) will be located on the eastern portion of the site, which was previously identified as transition space and surface parking.

To accommodate the proposed development on the northern portion of the site, an adjustment was made to the maximum floor-to-floor heights for new construction to allow increased heights, provided that the building has fewer than the allowable 3 stories. This change will not affect the maximum overall building height for new construction. Additionally, glazing standards were generalized from what was originally approved to allow for flexibility in future new construction. The design standards that remain as part of the GPD will ensure that all future construction will be visually appealing.

On August 15, 2011, a public hearing was held and at that time two neighbors were opposed to the project. One neighbor questioned whether the building could be located along Highland with parking along State Street. Additionally, the neighbor wondered how far the proposed transformers were from his property line. Alderman Bauman spoke in support of the project, stating that the location of the parking off of Highland was appropriate because Highland could support more traffic rather than adding additional traffic to the neighborhood off of State Street. However, he requested that the fence along State Street in front of the building be removed, if possible. He also requested that the screening along the north side of the transformers be a solid brick wall versus a fence to provide additional screening to the neighbors. Since the proposed change is consistent with the approved Near West Side Comprehensive Area Plan and the previously approved GPD, the City Plan Commission at its regular meeting on August 15, 2011 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Robert Bauman