

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. 111611 relates to a minor modification to the Detailed Planned Development known as Concordia Trust - Phase II, for site plan and facade modifications, on lands located on the north side of West State Street, east of North 33rd Street, in the 4th Aldermanic District.

This minor modification was requested by Forest County Potawatomi Community, and would permit slight changes to the site plan, parking area, and building elevations that were approved by Common Council in September of 2011. Changes include the following:

1. An increase in width of the south building elevation along W. State Street to accommodate the increased width of the air louvers. The increase in louver width is a result of the requirements of the Acoustical Engineering design as it relates to noise control.
2. The width of the north elevation will subsequently be increased but the overall amount of land covered by the principal building will not exceed the previously approved 25,000 square feet.
3. Modifications will be made to the parking area to accommodate truck turning radii at the dock access point and allow for an inbound and outbound lane to access the controls for the security gate off of W. Highland Blvd. These changes resulted in the loss of five parking stalls. A total of 17 spaces of surface parking are now proposed.

These proposed changes do not alter the previously approved site statistics.

Since the proposed minor modification is consistent with the approved Near 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. Robert Bauman