



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Rocky Marcoux
Commissioner
rmarco@milwaukee.gov

Martha L. Brown
Deputy Commissioner
mbrown@milwaukee.gov

June 10, 2014

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

Dear Committee Members:

File No. 140197 relates to a minor modification to the Detailed Planned Development known as Good Hope Industrial Center for site changes on land located at 6701 West Good Hope Road, on the south side of West Good Hope Road, west of North 60th Street, in the 9th Aldermanic District.

This minor modification was requested by Hellermann Tyton, and would permit changes to the location of a previously approved surface parking lot at 6701 West Good Hope Road. In response to a meeting with the DNR, Hellermann Tyton has revised the parking and pavement areas to avoid the wetlands to the extent possible as part of a general permit to fill wetlands in the vicinity of the building footprint up to 10,000 sq ft. Specifically, 67 spaces of the surface parking that was proposed to be located immediately adjacent to the building expansion will now be shifted to the west of the existing building, perpendicular to West Good Hope Road. As part of this revision, additional landscaping and decorative fencing have been added to screen the parking along Good Hope Road and Uihlein Field. Approximately 88 surface parking stalls will be located behind the existing building, to the west of the building expansion, as was previously contemplated. The minor modification also includes elimination of the high clerestory exterior windows along the west elevation of the building addition that were previously proposed. As part of the Focus on Energy program with WE Energies, it was found that the windows would not bring natural light into the center bays of the building except during the morning hours. Instead, the clerestory windows are being replaced with 79 roof mounted skylights that deliver natural light to the desired locations deep within the building throughout the day.

Since the proposed minor modification is consistent with the previously approved Detailed Planned Development and accommodates existing wetlands on the site, the City Plan Commission at its regular meeting on June 9, 2014 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Robert Puente

