

August 17, 2001

To the Honorable Common Council
Zoning, Neighborhoods and
Development Committee

Attached is File No. 001733, being a substitute ordinance approving the First Amendment to the General Planned Development and amending Phase 2 of the Detailed Planned Development, for a planned development known as Kilbourn Square, on land located on the North Side of West Kilbourn Avenue and East of North 24th Street, in the 4th Aldermanic District, in the 4th Aldermanic District.

The first amendment proposes minor revisions to the previously approved general plan. The following uses are proposed to be added to the permitted use list:

- Churches, with a congregation not to exceed 150 members.
- Dormitories accessory to permitted church uses.
- Specialty schools.
- Dwelling unit for an on-site manager and his/her family.

All other aspects of the previously approved plan remain unchanged.

The amendment to the second phase of the planned development will allow for the interior renovation of Building C as previously approved. The proposed second phase will also include the renovation of the first floor of existing Building D, a small portion of the first floor of existing Building B and approximately 160 parking spaces in the surface parking areas across North 23rd and State Streets. City of Hope, Inc. (COH) and First Love Assembly of God church propose to relocate existing Christian, educational and church programming from their current location at 2324 North State Street to Buildings B, C and D.

Building B will be renovated to provide up to 11 offices and covered access between Buildings C and D.

Building C will contain various Christian and educational uses, consisting of offices, various training, staff and student housing including a dwelling unit for the on-site manager and his/her family. The exterior of the building will remain unchanged except for the addition of 4 fire exiting doors located on the west side of the building.

Building D will accommodate up to 30 additional offices for COH and First Love. Traditional church services will be held in the largest meeting room. An existing kitchen will be upgraded to for food service and preparation for consumption both on and off site.

The owner reserves the right at any time to develop the phase 2 portions of buildings for any other uses proposed in the amended general plan. However, under no circumstances will the following uses be permitted:

Homeless shelters

Meal distribution programs where all activities, including waiting in line, do not occur inside the building.

Food/clothing distribution programs where activities, including waiting in line, do not occur inside a building

Second hand or resale stores where all activities, including waiting in line, do not occur inside a building.

Not more than once per month, all or portions of the site may be used for special events sponsored by the owner and/or the tenants. Special events may include a health and wellness fair and/or health screening.

Two large, surface parking lots exist adjacent to North 20th Street and North 24th Street. A small surface parking lot located on Kilbourn Street south of Building C provides additional parking. A total of 732 parking spaces are available on the site. The existing landscaping and existing fencing surrounding the surface lots will remain. As part of the second phase, all damaged portions of the fence and broken slats will be replaced and painted as necessary. When the site is fully developed a landscape plan and upgrades to the screening of the surface parking lots will be provided.

Off premise signs are not permitted. Monument and wall signs are permitted and the following previously approved standards will still be followed:

Monument signs

One sign is allowed at the intersection of streets with up to a maximum of 7 signs. Maximum height-15 feet.

Total surface area may not exceed 32 square feet.

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Total surface area may not exceed 32 square feet.

Signs may be illuminated provided that the light source is not visible.

Intermittent-illuminated and moving signs are not permitted.

Individual User Signs

Each owner/tenant shall be permitted to maintain one monument sign and one wall sign near their space advertising their name, address and business. The total surface area for any one tenant/owner shall not exceed 100 square feet. If an owner/tenant does not erect a monument sign, the maximum square footage of that owner/tenant's permitted wall sign shall not exceed 60 square feet.

Additional signs

Construction and financing signs are allowed during the construction, but will be removed when construction is complete. Signage regarding leasing limited to 100 square feet is allowed for each separate space. Directional signage is also allowed.

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The proposed second phase will replace signs that are consistent with the approved standards. At this time only 2 existing pillar-mounted signs and one wall-mounted building sign will be replaced.

On August 13, 2001, a public hearing was held and at that time, no one was opposed to the proposed amendments. Since this proposed minor modification is consistent with the City plans for the area and the planned development, the City Plan Commission at its regular meeting on August 13, 2001 recommended approval of the attached substitute ordinance.

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Henningsen