

July 16, 2007

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

Dear Committee Members:

File Nos. 070382 and 070384 relate to the Fourth Amendment to the General Planned Development (GPD) known Le Parc House, and the change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD) known as Le Parc House Phase II, on land located on the South Side of West Donna Drive and West of North 107th Street, in the 9th Aldermanic District.

The amendment to the GPD will allow for a reduction in the required number of parking spaces from 244 to 210. The DPD will permit the construction of a Senior Housing Development. The new building will be 3 stories high with a building area of about 30,000 square feet.

Phase II of Le Parc House will be developed as Garden Terrace. The apartment complex will have no more than 85 units for seniors ages 55 years and older. All facets of Phase II, except for the required number of parking spaces, are consistent with the previously approved GPD. The new facility will be a 2- and 3-story building with a maximum height of 39 feet and a roof pitch of 4:12.

On July 16, 2007, a public hearing was held and at that time several people were in support of the file, stating that the existing facility (Garden Place) is a nice place to live, and that there is a need for additional housing of this type. A few adjacent neighbors had concerns regarding the landscaping of the existing facility (Garden Place), as well as the proposed development, which is owned by a separate developer. Another concern of adjacent neighbors from The Highlands development included keeping construction dust from their pool area. Since these proposed changes are generally consistent with the approved GPD and City plans for the area, the City Plan Commission at its regular meeting on July 16, 2007 recommended approval of the subject files, conditioned on working with staff on a final landscape plan.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Robert Puente