

June 21, 2005

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

Dear Committee Members:

Attached is File No. 031723, being an substitute ordinance relating to the change in zoning from a Detailed Planned Development (DPD) known as Gordon Knoll to a First Amendment to the Detailed Planned Development (DPD) known as Gordon Knoll on land located on the North side of East Locust Street and West of vacated North Gordon Place, in the 3rd Aldermanic District.

This amendment will allow for the addition of a stone retaining wall and handicap ramp at East Locust Street, revisions to the previously approved retaining wall and pedestrian access at East Roadsmet Street and revisions to the landscape plan. Previously, handicap access was from the east side of the building, off of the surface parking area. Due to building code issues, a handicap ramp needed to be added to provide access to the front door of the building. On the north side of the building, the original planned development specified a stone veneer retaining wall with brick piers and metal railing along the top of the wall with access to the units at midpoint. Instead, an interlock block wall has been installed with a staircase for pedestrian access at the west end of the wall. A cap was to be added to the top of the wall to serve as a base for a metal railing. With the exception of the plan amendment referenced below, all other aspects of the approved plan will remain the same.

To meet the City Plan Commission's recommendation, a neighborhood meeting was held including owner's within the building and neighbors to discuss final landscape plan details. Concurrence between the neighbors, owners, developer and Alderman was met. The following revisions to the landscape civil plan C-6 were made: 1. Along Roadsmet Street, the retaining wall at the northeast corner will be raised to be 5 feet tall and the original metal railing will be moved south to the edge of the new sidewalk serving the 3 condos facing Roadsmet. All species of planting materials were agreed on. 2. A 6 ft. tall decorative metal fence will be built between the northeast corner of the retaining wall and the east property line (25 ft.). 3. Along Locust Street, it was agreed that the rock retaining wall would remain with the installation of landscaping in accordance with plan sheet C-6 REV. 4. The exterior lighting final details are still to be determined. Everyone agreed that lighting to provide security at the staircase and main entrance as well as lighting the exterior of the building. 5. Sections of 6 foot tall decorative metal fencing with gates will be placed on the north and south ends of the courtyard along the west side of the building. 6. A board-on-board fence with lattice accent will be placed along the west property line as shown on sheet C-6 REV. 7. Additional shrubs will be added to screen the view of the electric transformer from view nearby condo units. In addition, the area along the

swale at the western portion of the property will be raised to drain properly, water infiltration from the west side of the building into the parking garage will be corrected, cracked concrete sections of the handicap ramp will be repaired and the bowed section of the retaining wall will be rebuilt.

On June 20, 2005, a public hearing was held and at that time there was no opposition to the proposed ordinance. A condominium board association member stated that they approved the revisions to the landscape plan. Since the proposed planned development is generally consistent with the intent of the City plans for the area as well as the original planned development, the City Plan Commission at its regular meeting on June 20, 2005 recommended approval of the substitute ordinance conditioned on correcting and updating all related plans for accuracy.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. D'Amato