

June 22, 2004

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

Dear Committee Members:

Attached is File No. 040158, being an ordinance relating to the change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD) known as Good Hope Industrial Center on land located on the South Side of West Good Hope Road and East of North 68th Street extended, in the 9th Aldermanic District.

This zoning change would allow for the construction of a 100,800 square foot building for light industrial and manufacturing uses. This building would be located directly south of the first phase of the planned development. The tenant would manufacture oxygen tanks for airlines and scuba diving. A widened vehicle entrance drive along West Good Hope Road would be provided for easier access to the development. Existing wetlands have been delineated by SEWRPC and will be retained. The building would be similar in design to the existing WITCO building that includes a concrete panel and curtain wall window system that define the entrance area. Approximately 158 surface parking stalls would be added along the west side of the building.

On Monday, June 7, 2004, the City Plan Commission held a public hearing. At that time, no one attended the public hearing. Since this proposed zoning change is consistent with the general plan and City plans for the area, the City Plan Commission at its regular meeting on June 7, 2004 recommended approval of the attached ordinance conditioned on the following:

1. Submitting revised legal description for the second phase of development
2. Providing drawings of the proposed new monument sign
3. Providing specifications for any proposed wall signs

Since the City Plan Commission meeting, the owner has requested that in addition to the previous plans recommended for approval, an alternative site plan is also approved. The other option would allow for an addition to the existing building in lieu of the construction of a second building. The proposed addition would be located at the rear of the existing building and be approximately 60,000 square feet. The addition would not be visible from the street. The approved general plan does not require 3 separate buildings; therefore, either option conforms to the general plan standards.

Sincerely,

Martha L. Brown
Acting Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Puente
File