

## **Narrative for a Minor Modification to the Detailed Planned Development known as Central Greens**

### **470 N Story Hill Place**

#### **File No. 160469**

The Detailed Planned Development known as Central Greens (f/k/a Story Hill Place) was approved by the Common Council on October 11, 2011 as File No. 110587. This file permitted construction of 6 greenhouses and an aquaponics system on the site. Three greenhouses were to be constructed as part of the first phase, with three greenhouses and a fish building to be constructed in the second phase. It was subsequently modified on May 22, 2012 as File No. 111582 to permit changes to the north (Bluemound-facing) greenhouse to accommodate the fish house portion of the greenhouse and adjust the west and north elevations and rooflines as necessary.

To date, July 19th, 2016 the two buildings on the North and South ends of the project and four greenhouses have been constructed on the site. In the future, the fifth and final greenhouse will be constructed. This minor modification requests the following changes in order to accommodate the final phase of development:

Currently, the required landscaping around the east and south property lines includes a continuous row of 2' diameter arborvitae shrubs 8' on center (3 feet minimum at time of planting). A staggered row of upright arborvitae is required to be placed along the north façade of the north building, facing Bluemound. Currently, a single row exists and a second row will be planted to become in conformance with the approved landscape plan. Additionally, a 6' tall wooden fence is allowable in the event that this is preferred by the neighbors. Changes to the screening on the Landscape plan are being requested by Central Greens and the neighbors to the east and south of our property lines. The St John property is to the northeast. Mr. St John, whose residence is 5025 W. Bluemound Road of the subject site is currently under construction with an extensive back yard renovation. He has requested that we do not plant the screening as he would like the area to remain open and would like to add the plantings himself. See Picture #1, #2. His property line is only about 4' off his back door. The Schiro's own the property to the east of the site, at 449 North 50th Street. Central Greens owns the area that jets about 54' into their back yard. See picture #3. They currently use this area as it is not easily accessible for Central Greens to use it. Their back yard is very small. There are fruit trees and the Schiro's have used this area in the past for a garden. All neighbors adjacent to where the landscaping is proposed to be removed are in agreement with deleting the screening. The additional required landscape screening on the east of the other two properties (429 and 439 N 50th Street) has been added. See proposed site plan. Regarding the south screening, the neighbor at 419 N 50th St, William Keman does prefer the screening not be added. See Picture # 4. He has a beautiful flower garden and would prefer the openness. There is also a retention dry pond on the southwest area of our property. The utility lines run across the south end of the property. The property owner to the North would also request that the screening be removed. Letters from the owners of the properties adjacent to the areas where the landscape screening is proposed to be changed stating their agreement with this change are part of this file.

The changes to the 5th Greenhouse and Building, which sit on the South portion of the site, are because as our business grew we realized that we need more building space and less green house. The building will be utilized for seeding, planting and growing micro greens. The building is increased from a 30x30 (900 sq. ft.) building to a 52.2'x 24.4' (1273 sq. ft.); the green house is reduced from 30'x 88' (2640 sq. ft.) to 28'4" x 50' (1420 sq. ft.). The footprint of the revised building and greenhouse is smaller than originally approved, at 2693 sq. ft. versus 3540 sq. ft. The change does allow for 6' more feet of open space on the rear east and south property line based on the revised footprint of the building. This change will also provide more privacy for the neighbors to the east of the greenhouse. The original plan allows the greenhouse to be built with an east exposure. The greenhouse gives off light whereas the proposed building provides more privacy for these neighbors, as it will have a solid wall with no windows facing east. The greenhouse also has exhaust fans, and this change will eliminate any additional noise, as there are no exhaust fans in the building. The originally approved building had a roof line that had an east/west

pitch. The proposed change would have a north/south roof pitch. The roof will have the same pitch as the building on the north end of the site. Four windows and a door will be added to the west exposure. There will be an 8' walkway separating the building and the greenhouse. The asphalt will extend from the southwest corner of the building west to connect to the private N. Story Hill Place. The building will shield any light from automobiles parking in this area. The private street facing south does not affect any homeowners as the lights would shine in the park. All other open areas will be planted in grass.

All landscaping will be maintained on an ongoing basis, including replacement of trees as necessary. All other elements of the previously approved DPD will remain unchanged.

Central Greens Minor Modification – photos

Picture #1 (referenced in narrative – St. John residence northeast of Central Greens):



Picture #2 (referenced in narrative – St. John residence northeast of Central Greens):



Picture # 3 (referenced in narrative – Schiro residence to the east of Central Greens):



Picture #4 (referenced in narrative – Keman residence to the south of Central Greens):





Screening adjacent to 2 properties to the east of Central Greens that is consistent with DPD zoning (will not be removed):



Existing landscaping along north façade of north building, facing Bluemound (second row of arborvitae will be added to be consistent with DPD zoning):



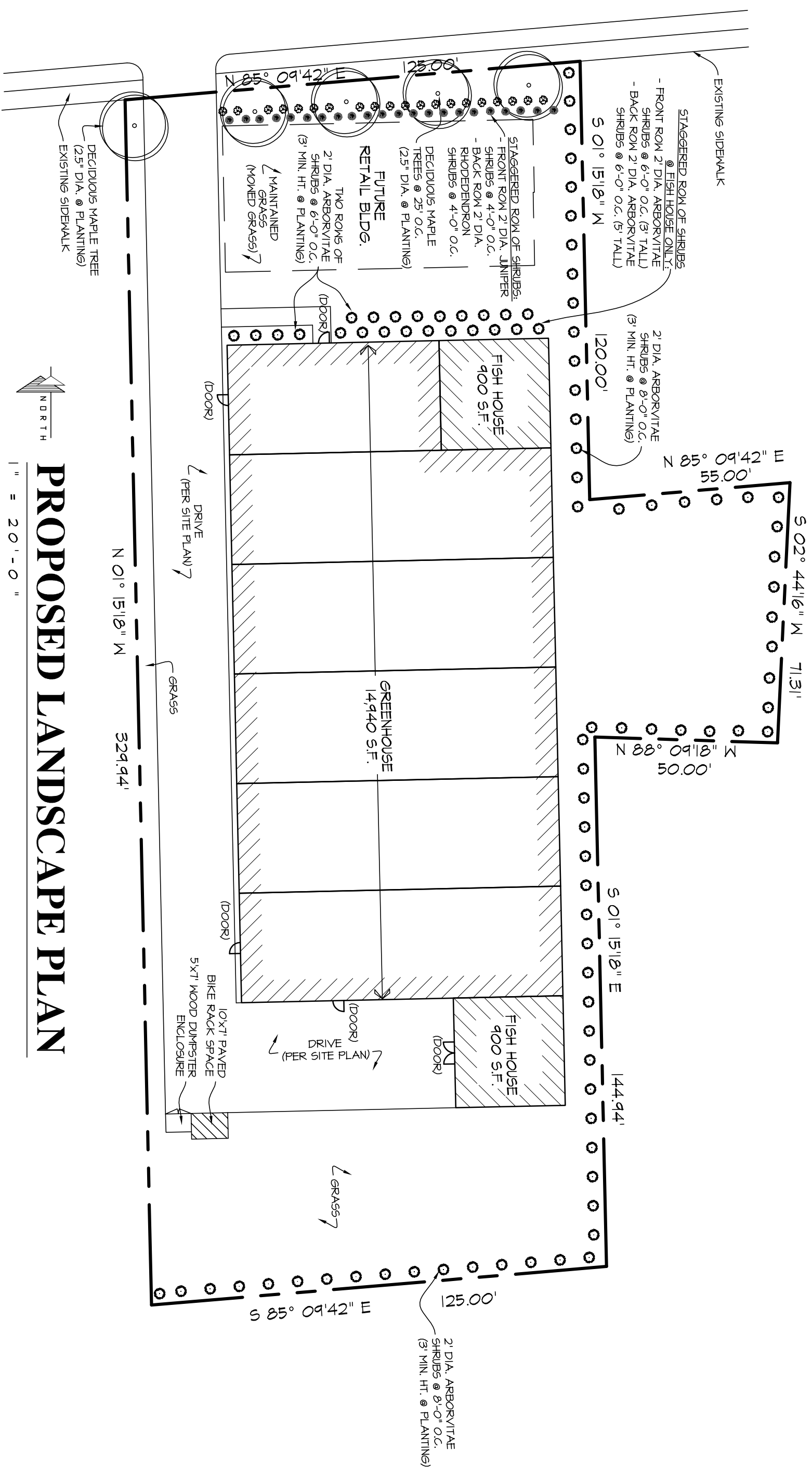
Landscaping along St. John and Schiro residences, and Central Greens on east side:



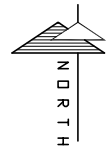
Existing greenhouses:



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# PROPOSED LANDSCAPE PLAN



1" = 20'-0"







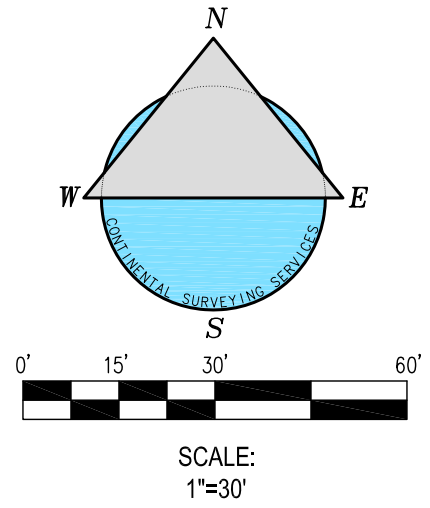
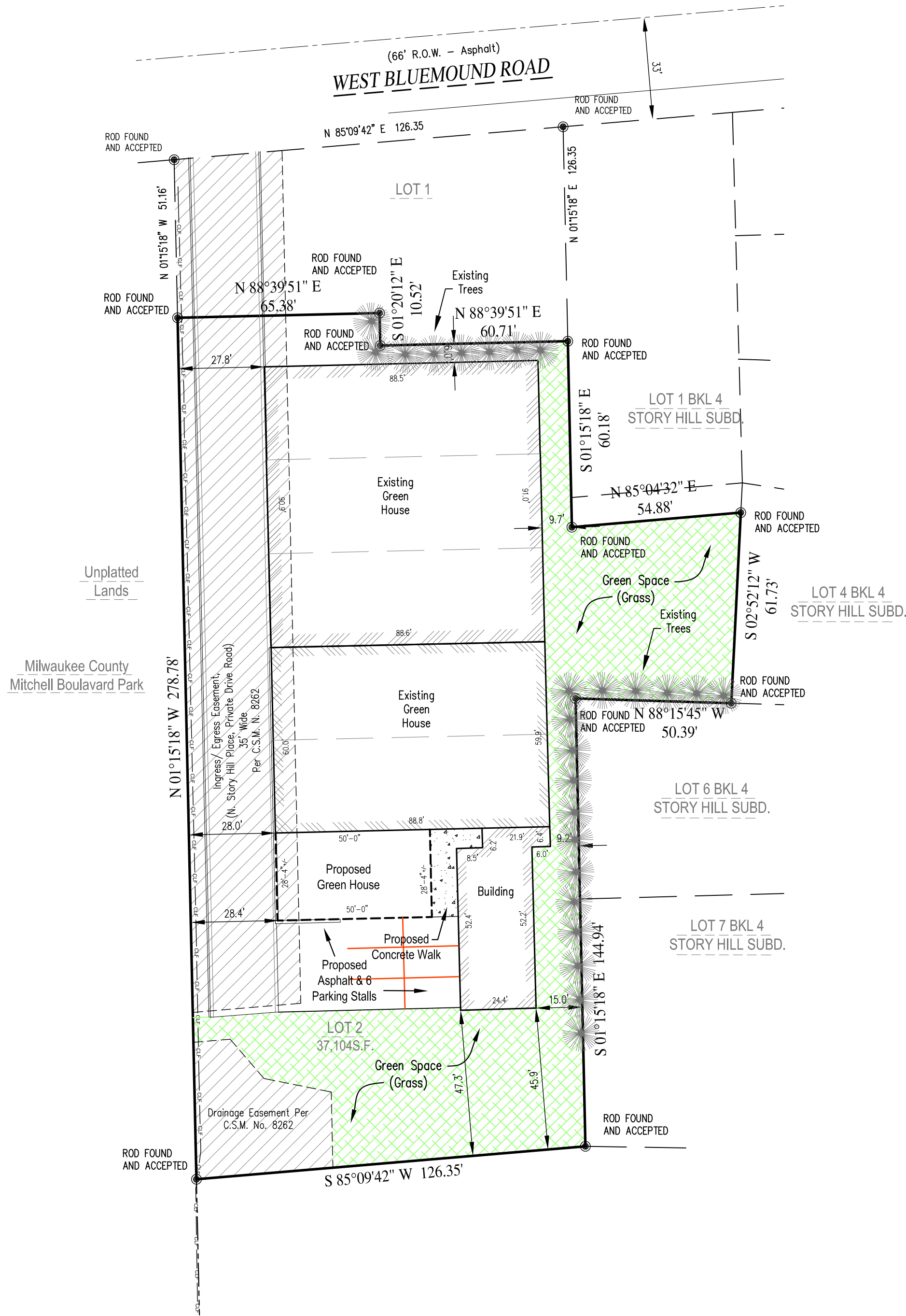
# PLAT OF SURVEY

PROPERTY DESCRIPTION: (Per Document No.: Surveyed As)

Lot 2 of Certified Survey Map No. 8513, Being a Re-Division of Lot 1, Certified Survey Map No. 8262, being a part of the Northwest ¼, of the Southeast ¼ of Section 26, Town 7 North, Range 21 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.

NOTE: Title Policy

As of the date of this survey, no title policy was provided, therefore this Plat of Survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in a title search or current Title Policy.



Conversion to Inches	
0.083'	= 1"
0.166'	= 2"
0.250'	= 3"
0.333'	= 4"
0.416'	= 5"
0.500'	= 6"
0.583'	= 7"
0.666'	= 8"
0.750'	= 9"
0.833'	= 10"
0.916'	= 11"
1.000'	= 1 Foot

Revised this 13th Day of July, 2016.  
(Added Green Space Areas and Misc.)

**LEGAL NOTICE:** UNAUTHORIZED REVISIONS, MODIFICATIONS, ALTERATIONS, AND OR MAKING CHANGES OF ANY KIND AND THEN USE AND OR DISTRIBUTE THIS MAP, CONTINENTAL SURVEYING SERVICES LLC'S NAME, OR THE SURVEYOR'S NAME NAMED ON THIS MAP WITHOUT CONSENT MAY BE A FEDERAL OFFENSE IN VIOLATION OF COPYRIGHT AND OR PLAGIARISM LAWS WHICH MAY RESULT IN LEGAL ACTION.

**CONTINENTAL SURVEYING SERVICES LLC**

Registered Land Surveyors, Surveying Since 1987

Focusing on You!

Main Office:  
2059 Hwy 175, Suite "A"  
Richfield WI. 53076  
Phone: (262) 389-9200  
Alt Phone: (262) 628-1409  
Milwaukee Office: (414) 425-2060  
Website: [www.ccssurveys.com](http://www.ccssurveys.com)  
Email: [survey@ccssurveys.com](mailto:survey@ccssurveys.com)

CLIENT:  
Lance Dornbrook

PROPERTY ADDRESS:  
470 North Story Hill Place  
Milwaukee  
Wisconsin 53208

PARCEL INFO:  
TAX KEY NUMBER: 4030952000  
PROJECT NO.: 20121018\_CND0001  
SERVICE PERFORMED: MTG



NOTE:  
Bearings are referenced to the westerly line of Lot 2, C.S.M. 8513 as N 01°15'18" W

NOTE: Underground Utilities

Location of Underground utilities are not part of the agreement made between the Surveyor AND Client named on this map, therefore none are shown.

NOTE: Title Policy

As of the date of this survey, no title policy was provided, therefore this Plat of Survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in a title search or current Title Policy.

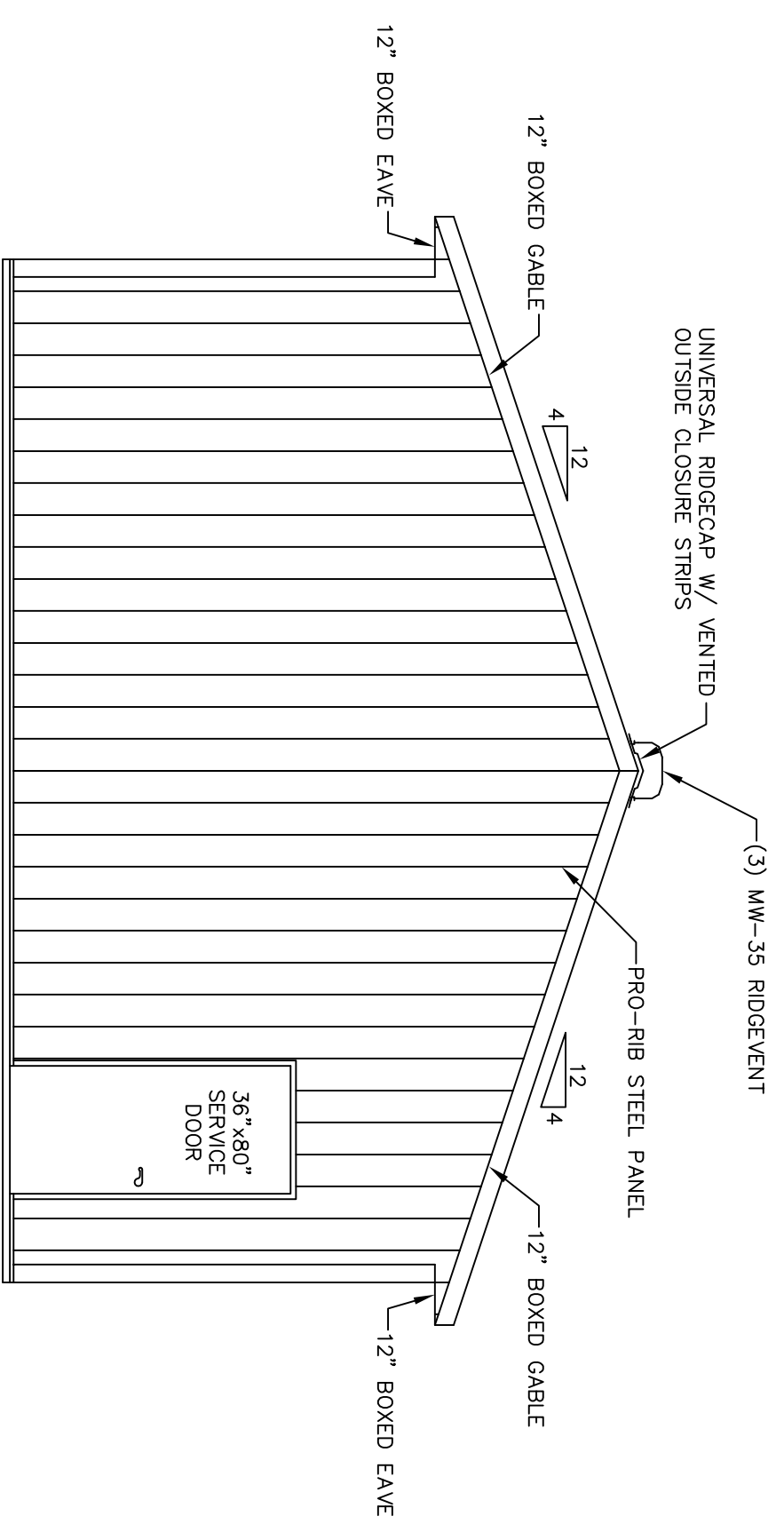


I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND IN MY PROFESSIONAL OPINION THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, ROADWAYS, THE LOCATION OF ALL VISIBLE DWELLINGS AND PERMANENT OUT BUILDINGS WITHIN OR NEAR SAID BOUNDARIES, IF ANY.

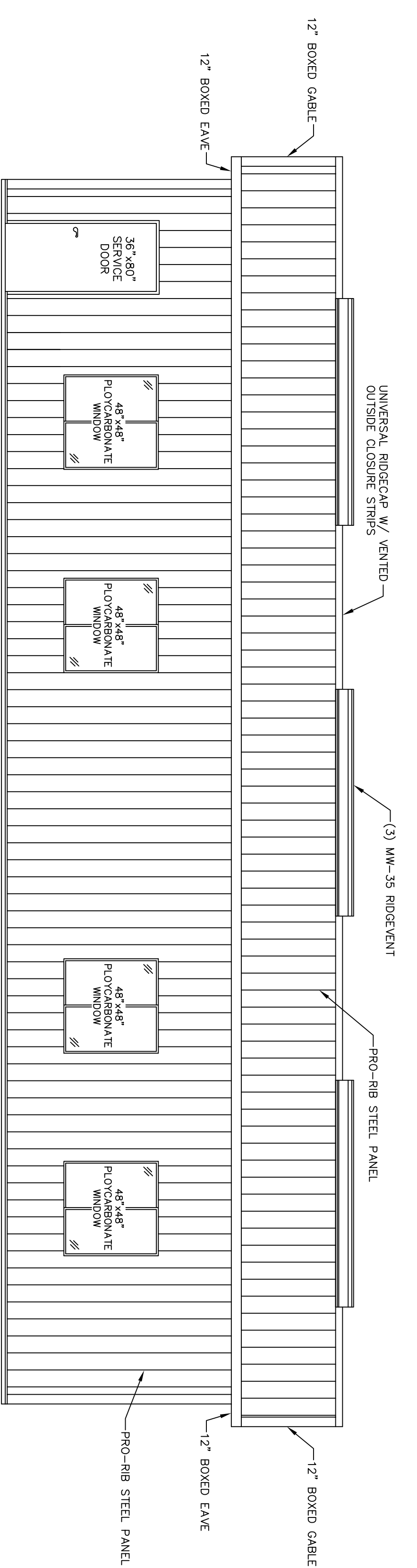
THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO. THIS SURVEY COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE AE-7 EXCEPT FOR THOSE ITEMS WAIVED, IF ANY, AND IS BOUND BY WISCONSIN STATE STATUTE 893.37 THAT DEFINES STATUTE OF LIMITATIONS IN REGARDS TO SURVEYS.

Rick R. Hillmann S-3005

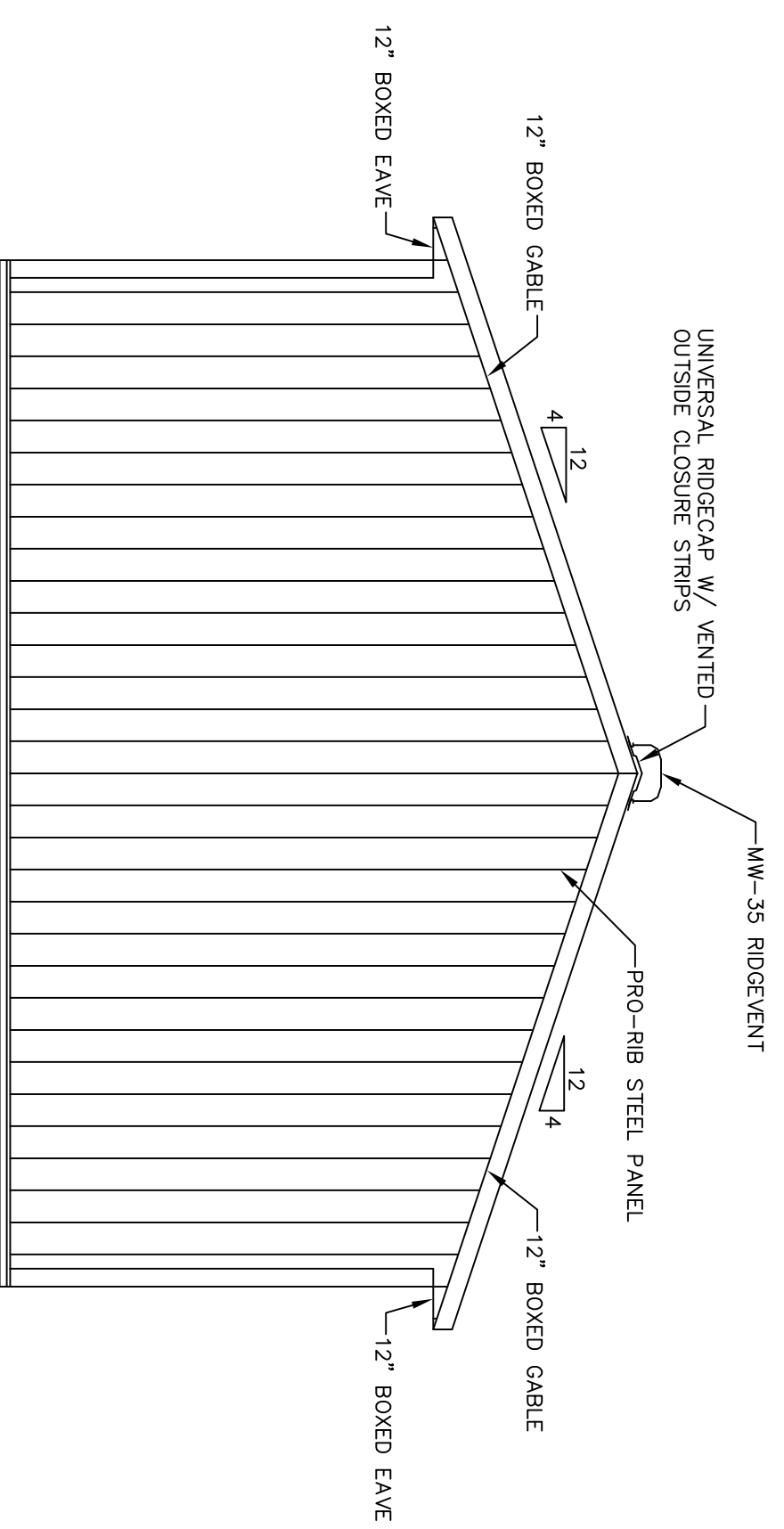
Dated this 11th Day of JULY, 2016.



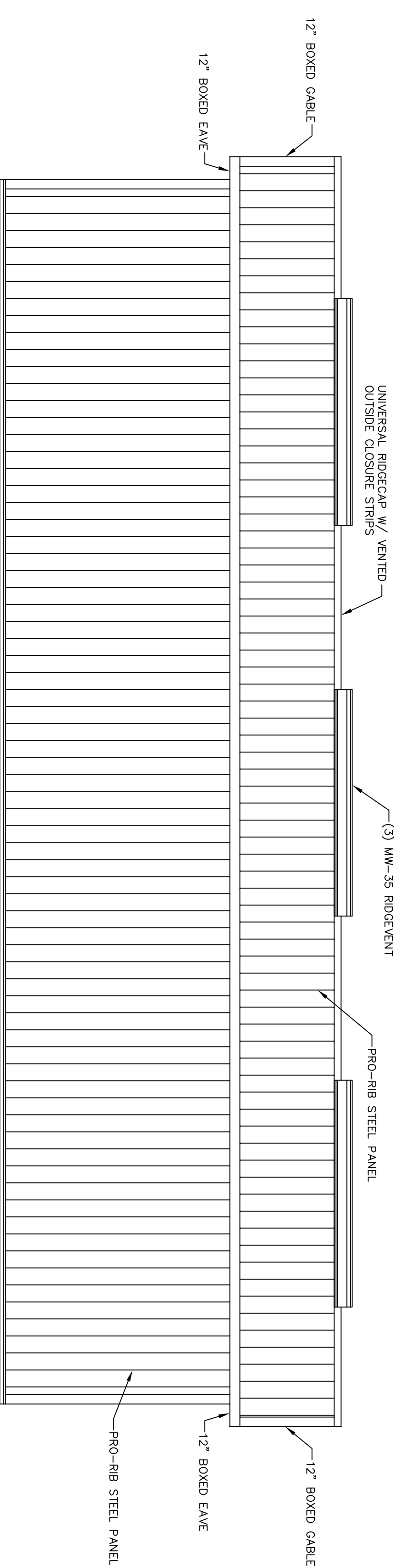
24'-0" NORTH ENDWALL



54'-0" WEST SIDEWALL

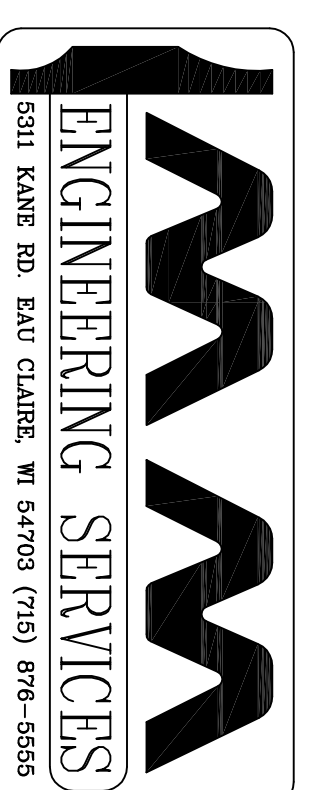


24'-0" SOUTH ENDWALL



54'-0" EAST SIDEWALL

ELEVATIONS  
SCALE: 1/4"=1'-0"



PROJECT TITLE:  
**CENTRAL GREENS**  
MILWAUKEE, WI

SHEET TITLE:  
ELEVATIONS

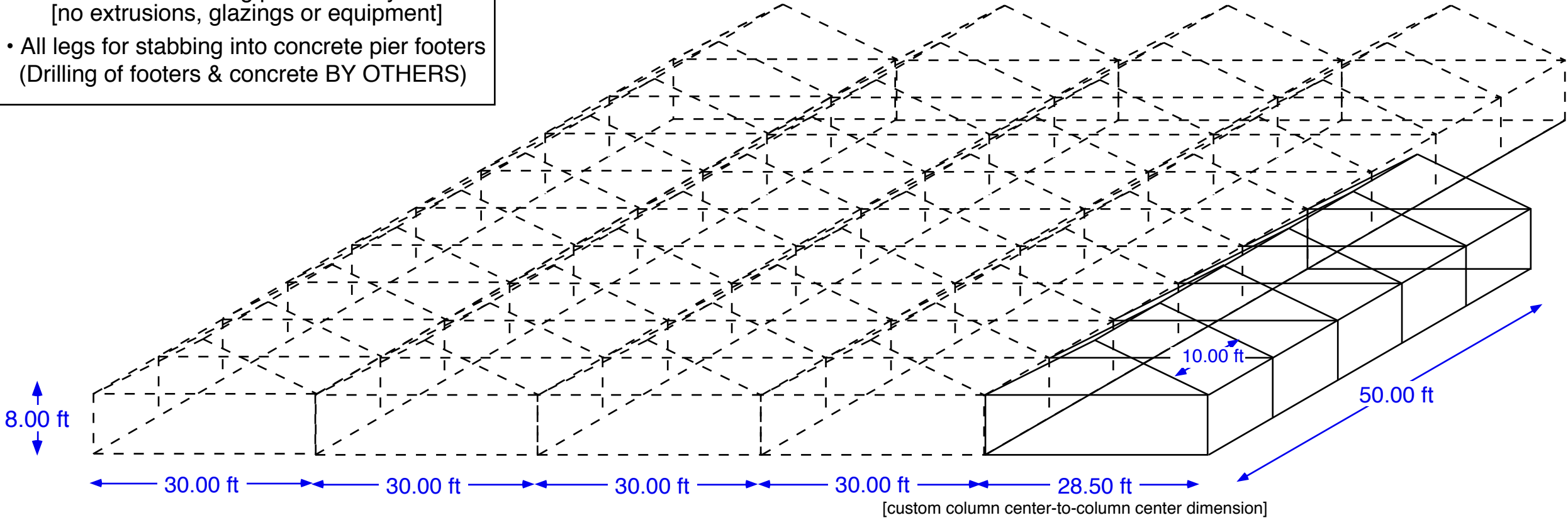
REVISIONS		PROFESSIONAL ENGINEER	FILE NAME:
NO.	DATE	BY	
1		NATE PELRSCHAK	S32115W102
2		LOUISE EWALD	DATE: 10-14-15
3		AL ANDERSEN	SCALE: AS NOTED
4			

SHEET NO.

52

**PROJECT NOTES**

- Stamped structural engineering is NOT included
- Environmental control system is not included
- Steel framing provided only [no extrusions, glazings or equipment]
- All legs for stabbing into concrete pier footers (Drilling of footers & concrete BY OTHERS)



United Greenhouse Systems, Inc.  
 PO Box 249  
 Edgerton, Wisconsin 53534-1150  
 1-800-433-6834

**CENTRAL GREENS**  
 Milwaukee, WI


















Ambassador Crown™ Greenhouse  
 (1) 28.5 ft. x 50 ft. x 8 ft. ug x 10 ft. bay  
 Gutter-Connected

Concept Sketch  
 Project B  
 7/14/16



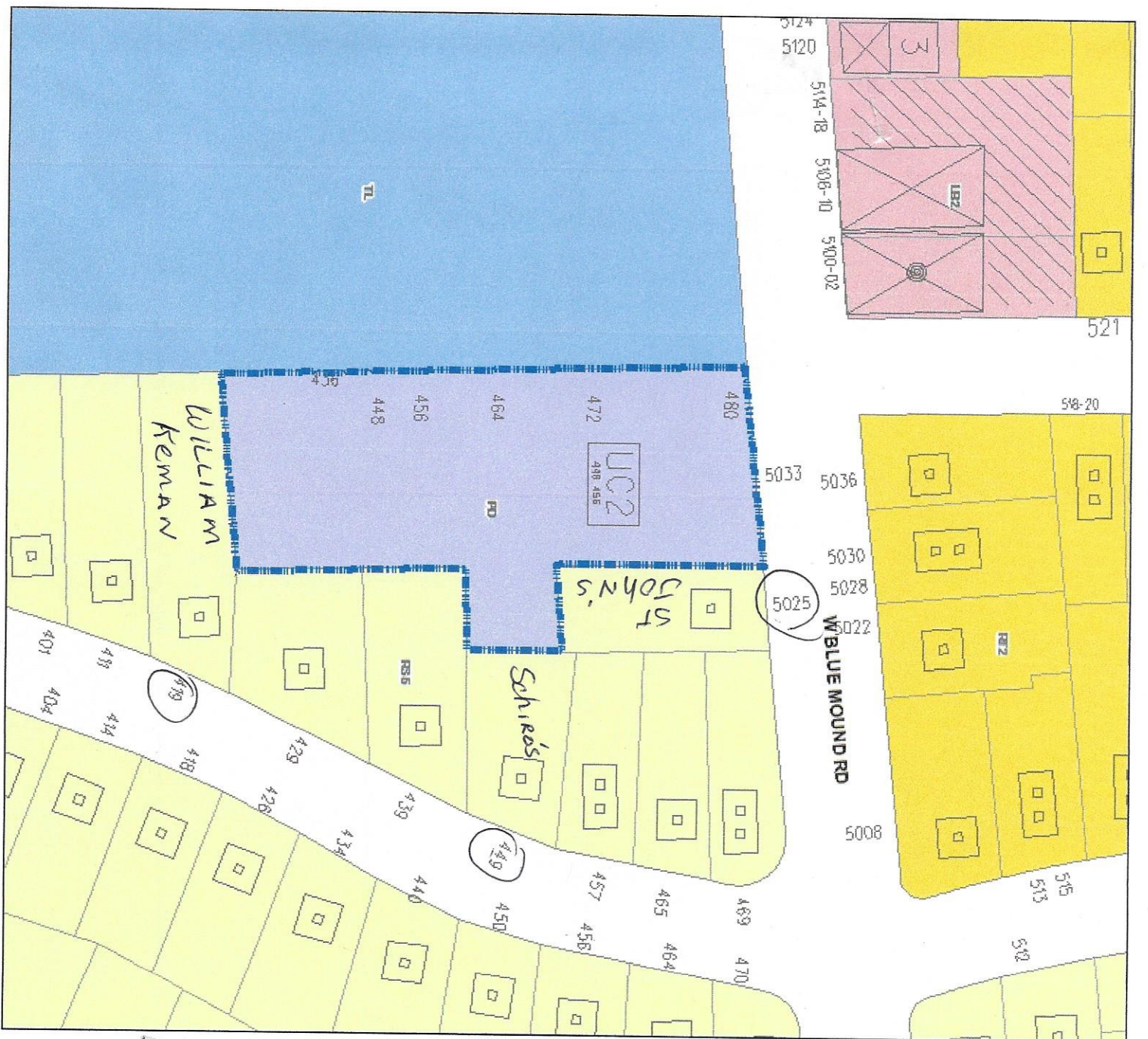
**FN 110587  
2nd Amendment to DPD  
October 2011**

 Proposed Zoning Change

- Residential Districts**
-  Single Family (RS1-6)
  -  Two-Family (RT1-4)
  -  Multi-Family (RM1-7)
  -  Residential and Office (RO1-2)
- Commercial Districts**
-  Neighborhood Shopping (NS1-2)
  -  Local Business (LB1-2)
  -  Commercial Service (CS)
  -  Regional Business (RB1-2)
  -  Central Business (C9A-C9H)
- Industrial Districts**
-  Industrial - Office (IO)
  -  Industrial - Light (IL1-2)
  -  Industrial - Mixed (IM)
  -  Industrial - Heavy (IH)
- Special Districts**
-  Parks (PK)
  -  Institutional (TL)
  -  Planned Development (PD, DPD)
  -  Redevelopment (RED)



Data source: Department of City Development 2011



July 20<sup>th</sup> ,2016

To whom it may concern

I own the property at 419 N 50<sup>th</sup> st. My property abuts the south lot line of the Central Greens property. The approved plan shows a screening of trees or a fence on this lot line. I prefer that the screening not be added per plan and this area to be left open.

Sincerely,

William Keman

*William P Keman 8/30/16*



320 N. 77<sup>th</sup> St., Milwaukee, WI 53213

info@blackshoehospitality.com

Monday August 29, 2016

To Whom it may Concern

We are the property owner of Lot 1 of CSM 8262 the property north of Central Greens. We are in agreement with the landscaping plan to remove the screening that was originally approved on Lot 1.

If you have any questions or require further comment, I can be reached at 414-339-6000. My email is [dan@maxies.com](mailto:dan@maxies.com)

Thanks,

Dan Sidner  
Principle – Black Shoe Hospitality  
Maxie's, Blue's Egg & Story Hill Restaurants



*Story Hill*  
B·K·C



Honore and Tony Schiro  
449 N 50th St  
Milwaukee, WI  
53208

July 11, 2016

To Whom It May Concern:

This letter is to inform you that we are in complete support of modifications to the site plan that would place plantings along the east side of Central Greens building rather than at the lot line between 449 N. 50th St. and Central Greens lot.

If you need further information or have questions, please feel free to contact us.

Sincerely,

Honore and Tony Schiro

414-305-7766

honoreschiro@gmail.com

414-305-1458

agschiro@gmail.com

To whom it may concern,

My name is Brent St. John , I am the owner of 5025 West Bluemound Road , next door to Central Greens Aquaponics farm.

I hope that you will accept this letter as my request to not enforce the planting of many screening trees around our mutual property borders.

My wife and I, as well as our children, are very happy to be neighbors of such hard-working, kind people. We enjoy visiting with all of our neighbors including the central greens owners and employees.

I feel that the planting of these trees would, along with being unsightly, pose a greater risk for criminal activity to take place to either my home or the central greens property.

Thank you for your consideration,

Brent St. John [414.745.8524](tel:414.745.8524)

Sheri St. John [414.889.6492](tel:414.889.6492)