



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Rocky Marcoux
Commissioner
rmarco@milwaukee.gov

Martha L. Brown
Deputy Commissioner
mbrown@milwaukee.gov

September 22, 2016

To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 205

Dear Committee Members:

File No. 160469 relates to a Minor Modification to the Detailed Planned Development known as Central Greens (f/k/a Story Hill Place), for changes to the landscape plan and elevations of a future greenhouse and building located at 470 North Story Hill Place, on the south side of West Bluemound Road and east of North 51st Street, in the 10th Aldermanic District.

This Minor Modification was requested by Central Greens and will allow for a reduction in landscaping along the east and south property lines, and changes to the elevations and footprints of a future greenhouse and building. The Detailed Planned Development known as Central Greens (f/k/a Story Hill Place) was approved by the Common Council on October 11, 2011. 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. To date, 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. 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 several of the neighbors to the east and south of the property lines. All neighbors adjacent to where the landscaping is proposed to be removed are in agreement with eliminating the screening, and have submitted letters to note this. The additional required landscape screening on the east of the other two properties (429 and 439 North 50th Street) has been added.

The changes to the 5th greenhouse and building, which sit on the south portion of the site, will accommodate the growth in the business and the need more building space and less green house. The building will be utilized for seeding, planting and growing micro greens. The footprint of the revised building and greenhouse is smaller than originally approved, and the change allows for 6 additional feet of open space on the rear east and south property lines based on the revised footprint of 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, consistent with 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 building will shield any light from automobiles parking in this area. All other elements of the previously approved DPD will remain unchanged.

Since the proposed minor modification is generally consistent with the DPD zoning and per the applicant, the adjacent, affected neighbors are in agreement with the changes, the City Plan Commission at its



regular meeting on September 19, 2016 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Murphy