

September 12, 2002

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

Dear Committee Members:

Attached is File No. 020635, being a substitute ordinance relating to the change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD) known as Park Place Technology Center, Phase 2, located on the south side of West Bradley Road and west of North 107th Street, in the 15th Aldermanic District.

The second phase of development will allow for the construction of a one story, 58,175 square foot masonry service center along the east property boundary. Approximately 30% of the building will be used for general office purposes while the remaining will be used for assembly and light warehousing. An existing wetland is located west of this proposed building and will be kept in its natural state. A smaller detention pond is proposed for storm water management.

Access will be from 2 driveways off of West Bradley Road. All loading and servicing will be at the back of the building and not visible from the street. Garbage receptacles will be screened with a dumpster enclosure.

Surface parking for 158 cars has been provided. Shared parking will be allowed between service center buildings. All surface parking is screened with landscaping and berms.

One overall development sign listing the development name and individual tenant names is located at the east entrance to the development. This brick-clad monument sign will be 9 feet in height and 6 feet wide with pin mounted letters. A freestanding building sign located at the north end of the building is proposed for the second phase of development. This sign will not exceed 64 square feet in area and would be ground spot illuminated.

On September 9, 2002, a public hearing was held and at that time there was no one in opposition to the proposed second phase. Since the proposed zoning change meets the intent of the previously approved general planned development and City plans for the area, the City Plan Commission at its regular meeting on September 9, 2002 recommended approval of the attached substitute ordinance.

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Nardelli