

May 1, 2003

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

Dear Committee Members:

Attached is File No. 021760, being a substitute ordinance relating to the change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD) known as Park Place, Stage 24, in the 15th Aldermanic District.

Approval of this stage will allow for the construction of a one-story, 90,000 square foot office building located east of the existing hotel. The exterior of the building will be brick with a storefront window system. A pedestrian path will be added along West Liberty Drive that connects into the existing pathway system. A detention pond will be added as part of this project.

Two monuments signs are proposed. One building tenant sign measuring 5' in height and 6'4" in width and one building address sign measuring 5' in height and 8' in width are proposed. Both will consist of brick and a limestone cap. The signs would be located along West Liberty Drive. A surface parking lot with 442 spaces is proposed. As required by the general plan, a 100 foot setback along the south side of West Calumet Road is proposed with a landscape screening buffer from the single-family homes.

On Monday, April 28, 2003, the City Plan Commission held a public hearing. At that time, no one spoke in opposition to the proposed amendment. Since this proposed zoning amendment is consistent with the City plans for the area, the City Plan Commission at its regular meeting on April 28, 2003 recommended approval of the attached substitute ordinance conditioned on the following:

1. Working with staff on final building design details
2. Department of Public Works's traffic comments
3. Increase the amount of landscaping along the south side of West Calumet and along West Liberty Drive.

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Nardelli