



Department of City Development

Housing Authority
Redevelopment Authority
City Plan Commission
Historic Preservation Commission
NIDC

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

June 9, 2005

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

Dear Committee Members:

Attached is File No. 050033, being an ordinance relating to the First Amendment to a Detailed Planned Development (DPD) known as Park Place, Stage 26, Liberty IV, on land located on the north side of West Liberty Drive and West of North 107th Street, in the 5th Aldermanic District.

The applicant is proposing to amend previously approved plans to construct a 1-story, 30,000 square foot office building within the Park Place office park, Sub-Area "C". The orientation of the building has been rotated 90 degrees in order to screen the majority of the parking from W. Liberty Drive. At this time, the tenant is unknown. The building consists of two-tone colored masonry columns and canopies with limestone accents; recessed dark bronze aluminum framed green tinted glass ribbon windows with masonry or spandrel glass knee walls. It would look similar to the existing office building directly west. The front of the building and main pedestrian access is to the North.

This Detailed Plan Development (DPD) would also allow for a 20,000 s.f. expansion to satisfy potential leasing expansion concerns. Specific details of the expansion would be submitted to the City of Milwaukee Plan Commission as an amendment to the Stage 26 DPD.

Vehicular access will be from West Liberty Drive. Surface parking is to the North and provides 160 parking spaces. Landscape screening of the surface parking area will be required.

On June 6, 2005, a public hearing was held and at that time there was no opposition to the proposed amendment. The architect presented plans and indicated that these revisions would allow for LEED certification if the tenant desired to pursue. Since this proposed zoning change is consistent with the general plan standards and City plans for the area, the City Plan Commission at its regular meeting on May 6, 2005 recommended approval of the ordinance with the following conditions: 1. Providing a detailed landscape plan that includes a berm along the north side of the property and pedestrian paths between the adjacent office building to the west and extend sidewalks along the abutting street, 2. Providing wall sign specification, if proposed.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Bohl, Jr.
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