

August 15, 2011

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

Dear Committee Members:

File No. 110446 relates to the change in zoning from General Planned Development (GPD) to a Detailed Planned Development (DPD) known as Concordia Trust Phase II, for redevelopment of the site, on land located on the north side of West State Street, east of North 33rd Street, in the 4th Aldermanic District.

This proposal will allow for redevelopment of the site with construction of a new carrier neutral, enterprise data center, designed to accommodate small and medium size data center facility requirements. Renovation of the site also includes continued preservation of the existing historic Lion House building. The former Spotted Eagle High School and the 16-unit apartment building will be demolished to facilitate construction of the proposed facility. The new data center building will have a footprint area of 25,000 gsf with a total building area of 50,000 gsf in two stories.

Exterior façade materials will be brick, glass, architectural metal panel and pre-cast concrete. The exterior will also include architectural detailing and canopies, and building address signage. The primary façades will be modulated with articulated bays, windows and openings, varying color and texture and/or other architectural details that relate to the human scale. Secondary facades will provide openings, elements and detailing consistent with the primary façades.

Due to the nature of the use of the building, security of the facility and its equipment is a primary concern. Security features will include a fenced and gated parking lot, a secured building entry located at the sole entrance to the building (facing Highland), and closed circuit television security cameras located throughout the site and buildings. The building-related transformers, switchgear and a generator fuel tank must be located outside the building, and will require a fenced, secure area for this equipment. This equipment and screening will not be located in the building setback area.

On August 15, 2011, a public hearing was held and at that time two neighbors were opposed to the project. One neighbor questioned whether the building could be located along Highland with parking along State Street. Additionally, the neighbor wondered how far the proposed transformers were from his property line. Alderman Bauman spoke in support of the project, stating that the location of the parking off of Highland was appropriate because Highland could support more traffic rather than adding additional traffic to the neighborhood off of State Street. However, he requested that the fence along State Street in front of the building be removed, if possible. He also requested that the screening along the north side of the transformers be a solid brick wall versus a fence to provide additional screening to the neighbors. Since the proposed change is consistent with the approved Near West Side Comprehensive Area Plan and the GPD, staff suggests that the Plan Commission recommend approval of the file, conditioned on the following: Properly labeling the black and white elevations, and noting glazing types (clear/tinted), providing glazing and building material samples, clarifying whether the large tree on the southeast corner of State Street will be retained, and adding masonry piers to the corners of the fences.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Robert Bauman