

October 22, 2002

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

Dear Committee Members:

Attached is File No. 020643, being a substitute ordinance relating to approval of a Detailed Planned Development (DPD) known as The Meeting House (f/k/a Le Parc House), located on the south side of West Donna Drive and west of North 107th Street, in the 15th Aldermanic District.

The detailed plan will allow for the construction of the first phase 3-story building with 96 units for seniors 55 and over. The previously approved plan in 1987 allowed for a 6-story building with 244 units, but that building was never constructed. A sewer easement and detention pond exists along the frontage of the site so the placement of the building is approximately 200 feet setback from West Donna Drive. A berm with landscaping will be provided at the west and southern portion of the site to screen the building from the abutting Fairway Place subdivision.

On Monday October 21, 2002, the City Plan Commission held a public hearing. At that time, several neighbors attended and voiced their questions and concerns relating to the change of the building location further south. A concern was also raised regarding the 3 story height. It appeared that most agreed to the approval of the plan since the developer agreed to maintain the previously approved rear setback of 32 feet and install a berm and landscaping along the west and southern portion of the property. Since this proposed amendment is consistent with the City plans for the area and the previously approved planned development, the City Plan Commission at its regular meeting on September 30, 2002 recommended approval of the attached substitute resolution conditioned on the following:

1. Change the Owner's Written Narrative in accordance with staff recommendations
2. Provide details of the proposed retaining wall for staff review and approval
3. DPW traffic report
4. Provide berm with landscaping or other appropriate screening along west and southern portions of property

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Nardelli