

June 14, 2004

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

Dear Committee Members:

Attached is File No. 031749, being a substitute ordinance relating to the First Amendment to the Detailed Planned Development (DPD), known as Park Club Apartments, on land located on the South Side of West Donna Drive and West of North 107th Street, in the 9th Aldermanic District.

This amendment would allow for the re-orientation of an existing outdoor recreation area, the construction of a 2,200 square foot resident community center and interior and exterior remodeling of the entire apartment complex. The total number of dwelling units would remain at 56. The other change includes permitting optional limited supportive personal and nursing care in the Granville Park general plan. The number of parking spaces would increase by 8 with a total of 61 underground spaces and 64 surface spaces. No changes are proposed to the existing sign.

Since the initial public hearing at City Plan Commission on May 3, 2004, the developer has met with the neighbors to address their concerns relating to noise from the outdoor basketball hoop area and providing play space for young children. The following revisions have been made to the plans: removal of the basketball court, reducing the size of the community center from 2,200 square feet to 1,200 square feet and adding a splash playground and playground equipment in the open space area. Since this proposed amendment to the detailed plan is consistent with City plans for the area and the general plan standards, the City Plan Commission at its regular meeting on June 7, 2004 recommended approval of the attached substitute ordinance.

Sincerely,

John R. Hyslop
Interim Planning Director
City Plan Commission of Milwaukee

cc: Ald. Puente
File