

May 15, 2001

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

Dear Committee Members:

Attached is File No. 010638, being an ordinance relating to the First Amendment to the General Planned Development (GPD) and change in zoning to a Detailed Planned Development (DPD) known as Milwaukee Center for Independence, located on the south side of West Kilbourn Avenue and west of North 20th Street, in the 4th Aldermanic District.

The first amendment to the general plan will allow for greater lot coverage and the construction of 2 buildings instead of 1. All other aspects of the previously approved general plan have remained the same.

The proposed detail plan development will allow for the construction of a new, 2-story main facility building replacing its current facility at 1339 N. Milwaukee Street and a 1-story charter school to replace its current leased school premises at the Redeemer Church, 1905 West Wisconsin Avenue. The main facility building for MCFI will include its programs, services and offices. The charter school includes a full serviced child care, classrooms and multi-purpose spaces for a range of developmental activities.

Both buildings will have a masonry base and face brick exterior. EIFS is minimally used as an infill material above the pedestrian level. Entrances are provided to each building along both N. 20th Street and W. Wells Street. All glazing along the streets is vision glass. Open spaces and play areas will be fully enclosed with a combination of landscaping and decorative fencing.

Three monument signs are proposed at corners and at a main entrance to the parking area. An additional parking lot sign is proposed. Details of these signs meeting the established standards in the general plan will be submitted for final review and administrative approval. Building signage is proposed above the entrances to the buildings identifying MCFI and the school consisting of individual, illuminated letters.

Approximately 163 surface parking spaces will be provided. The parking area will be screened with landscaping and a decorative metal fence with brick piers. Interior landscaping will also be provided. A drop off for the child care services will be provided on site. Most clients arrive using Milwaukee County para-transit buses.

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On October 1, 2001, a public hearing was held and at that time there was no opposition to the proposed amendment. Since this proposed ordinance is consistent with the City plans for the area and the planned development, the City Plan Commission at its regular meeting on October 1, 2001 recommended approval of the attached ordinance.

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Henningsen