

November 11, 2008

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

Dear Committee Members:

File No. 080269 relates to a change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD) known as City Light, Phase 1, on lands located South of West Greves Street and East of North 25th Street in the 8th Aldermanic District.

This file will allow for professional offices (Zimmerman Architectural Studios) to be located at 200 N. 25th Street. The façade of the existing historic building will be restored, and a street and walkway system will be integrated into the development, linking the historical buildings and parking areas. It should be noted that, while the entire parcel is being rezoned from GPD to DPD, Phase I, the proposal is only for a portion of the site. The site statistics in the written narrative only reflect the project boundary.

Primary access to the site will be from the recently constructed North 25th Street entrance drive. Special paving for pedestrian paths will extend between the east and west parking areas and will connect to the main entrances of the buildings. A total of 159 surface parking spaces will be constructed as a part of Phase I, and will be located to the east and west of the Retort House building.

On November 10, 2008, a public hearing was held and at that time nobody spoke in opposition. Since the proposed change is generally consistent with the previously approved GPD, the City Plan Commission at its regular meeting on November 10, 2008 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Robert Donovan