

June 14, 2010

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

Dear Committee Members:

File No. 100033 relates to a change in zoning from General Planned Development (GPD) to a Detailed Planned Development (DPD) known as Park Place Stage 29 for the new headquarters of Junior Achievement of WI, on lands located south of West Liberty Drive and east of West Park Place, in the 5th Aldermanic District.

This zoning change is requested by Junior Achievement of Wisconsin to allow for the construction of a 43,900 square foot office structure with the possibility of expanding an additional 12,500 square feet in the future. This site will be Junior Achievement of Wisconsin's new headquarters. Future development of the remaining vacant land, which is currently owned by Liberty Property Trust, will come before City Plan Commission as an amendment to the DPD, at a future date. A Certified Survey Map (CSM) is in process, which will legally create the parcel on which the Junior Achievement headquarters will reside.

The two-story building will contain learning areas for Junior Achievement's programs known as Biztown and Finance Park. There will also be training rooms for volunteers and staff, staff offices and support spaces. A future, single-story expansion of up to 12,500 sq ft would house another Biztown module and supportive services. With this expansion would be future expansion of surface parking along West Liberty Drive. The building materials will be unity masonry wall construction with composite metal panel accents and storefront glazing systems. Wood composite timber framing will accent the entry and canopy areas, and anchor the southern elevation at the gathering space. The goal is to obtain LEED accreditation for the building.

On June 14, 2010, a public hearing was held and at that time nobody spoke in opposition. Since the proposed change complies with the Zoning Code and City plans for the area, the City Plan Commission at its regular meeting on June 14, 2010 recommended approval of the subject file, conditioned on finalizing the landscape plan with DCD staff.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. James Bohl, Jr.