



Legislation Details (With Text)

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**File created:** 10/9/1998      **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

**On agenda:**      **Final action:** 10/30/1998

**Effective date:**

**Title:** Substitute resolution establishing design guidelines for the Site Plan Review Overlay District as established by Section 295-91.0033 of the Milwaukee Code of Ordinances and located West of North Granville Road and South of West Bradley Road, in the 15th Aldermanic District.

**Sponsors:** ALD. NARDELLI

**Indexes:** SITE PLAN OVERLAY

**Attachments:**

Date	Ver.	Action By	Action	Result	Tally
10/8/1998		ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	REFERRED TO		
10/9/1998	0	COMMON COUNCIL	ASSIGNED TO		
10/15/1998	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
10/15/1998	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
10/20/1998	1	CITY CLERK	DRAFT SUBMITTED		
10/27/1998	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	4:0
10/30/1998	1	COMMON COUNCIL	ADOPTED	Pass	15:0
11/4/1998	1	MAYOR	SIGNED		

980945  
SUBSTITUTE 1

ALD. NARDELLI

Substitute resolution establishing design guidelines for the Site Plan Review Overlay District as established by Section 295-91.0033 of the Milwaukee Code of Ordinances and located East of North Granville Road and South of West Bradley Road, in the 15th Aldermanic District.

-Analysis-

This substitute resolution establishes design guidelines, which will be used to review site plans for the development of the property if the use is other than single-family homes.

Whereas, The Alderman for the 15th Aldermanic District has requested the establishment of a Site Plan Review Overlay District located East of North Granville Road and South of West Bradley Road; and

Whereas, Section 295-83-3-c of the Milwaukee Code of Ordinances ("Code") requires the establishment of design guidelines for such an Overlay District; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee that the following design guidelines are established which will apply to uses other than single-family homes:

1. The design of all parking areas shall be consistent with established traffic engineering standards.
2. A front setback of at least 25 feet shall be provided adjacent to West Bradley Road and North Granville Road. This setback area should have landscaping that includes trees, shrubs, and ground cover; decorative metal or masonry fencing, and signs; but as a minimum shall provide trees meeting Code size requirements, planted one per 40 lineal feet and ground cover.

3. All parking areas shall provide areas devoted to interior landscaping with trees, shrubs, and ground cover. At least one tree per every ten parking spaces on interior landscape islands shall be provided.
4. Each building may have one monument sign with a maximum height of 5 feet and a maximum of 50 square feet.
5. Site illumination shall meet Code requirements and be designed and located in a manner that will not cause glare. Interior lighting poles in parking areas shall not exceed 20 feet in height.
6. At least one principal building facade shall be on the front setback line. Street facing facades must have windows and other significant architectural features. All buildings on the site shall have common architectural elements and physical orientations.
7. Site access shall not exceed three driveways and must receive all appropriate municipal approvals.
8. Trash dumpsters, service areas, and mechanical equipment must be screened with like building materials and colors.
9. All physical improvements and alterations required to meet these guidelines shall be completed within six months of the issuance of an occupancy permit.

DCD:JRH:vlo  
10/20/98