

CPC

200 E. Wells Street  
Milwaukee, Wisconsin

**City of Milwaukee**  
**Office Of The City Clerk**  
**Certified Copy of Resolution**

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**FILE NO: 980290**

**Substitute resolution establishing design guidelines for the Site Plan Review Overlay District as established by Section 295-91.0031 of the Milwaukee Code of Ordinances and located East of North 84th Street between West Bender Avenue and West Florist Avenue, in the 15th Aldermanic District.**

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Whereas, The Alderman for the 15th District has requested the establishment of a Site Plan Review Overlay District site on a residential site on the East side of North 84th Street between West Bender Avenue and West Florist Avenue; 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:

1. The design of all parking areas shall be consistent with established traffic engineering standards.
  2. All residential uses shall provide a landscape buffer adjacent to industrial districts per Code requirements.
  3. A front setback of at least 120 feet shall be provided adjacent to North 84th Street. 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.
  4. All parking areas shall have areas devoted to interior landscaping with trees, shrubs, and ground cover.
  5. Each building may have one monument sign with a maximum height of 5 feet.
  6. Site illumination shall meet Code requirements and be designed and located in a manner that will not cause glare.
  7. All buildings on the site shall have common architectural elements and physical orientations.
  8. Site access shall not exceed three driveways and must receive all appropriate municipal approvals.
  9. All physical improvements and alterations required to meet these guidelines shall be completed within 6 months of the issuance of an occupancy permit.
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I, Ronald D. Leonhardt, City Clerk, do hereby certify that the foregoing is a true and correct copy of a(n) Resolution passed by the COMMON COUNCIL of the City of Milwaukee, Wisconsin on July 24, 1998.

*Ronald D. Leonhardt*

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Ronald D. Leonhardt  
City Clerk

August 3, 1998

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Date Certified



Department of City Development

Housing Authority  
Redevelopment Authority  
City Plan Commission  
Historic Preservation Commission

Michael L. Morgan  
Commissioner  
Patrick G. Walsh  
Deputy Commissioner

File Reference:

CPC:MLM:JRH:pvl  
File No. 980289

July 16, 1998

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

Dear Committee Members:

Attached is File No. 980289, being an ordinance to establish a Site Plan Review Overlay District for the land located east of North 84th Street between West Bender Avenue and West Florist Avenue, in the 15th Aldermanic District.

This property was recently rezoned from Industrial to Single-family Residence for the initial development of a new church along with other church related buildings in the future. At the time the proposal was reviewed by the City Plan Commission, Ald. Nardelli requested that a site plan review overlay district be created to insure that the development of the site proceeds in a harmonious manner. Under the provision of the overlay district, the City Plan Commission will be responsible for reviewing and approving all plans for the development of the site before building permits are issued.

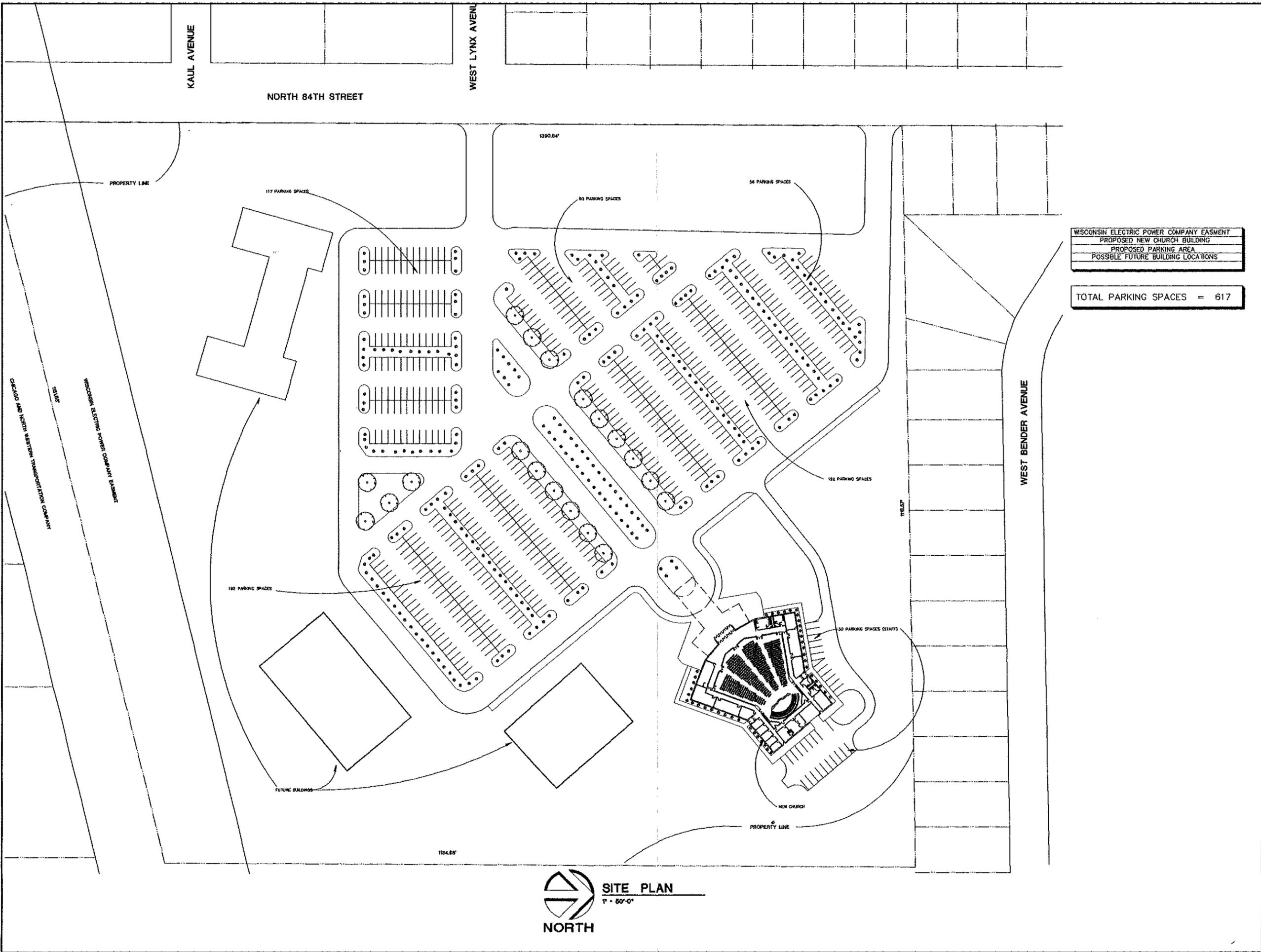
A public hearing was held on July 13, 1998 at which time no objections to the proposal were expressed.

Based on this information, the City Plan Commission at its regular meeting on July 13, 1998 recommended approval of the attached ordinance.

Sincerely,

Michael L. Morgan  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Nardelli



WISCONSIN ELECTRIC POWER COMPANY EASEMENT  
 PROPOSED NEW CHURCH BUILDING  
 PROPOSED PARKING AREA  
 POSSIBLE FUTURE BUILDING LOCATIONS

TOTAL PARKING SPACES = 617


**SITE PLAN**  
 1" = 80'-0"  
**NORTH**



FISCHER-FISCHER-THIS, INC. ARCHITECTS - ENGINEERS - PLANNERS  
 222 WISCONSIN BROADWAY - WAUKESHA, WISCONSIN 53190-2199 (414) 547-9989 FAX (414) 547-9989

**A NEW CHURCH FOR**

**BALM IN GILEAD FOR ALL PEOPLE**

NORTH 84th STREET  
MILWAUKEE, WISCONSIN

1	03/13/98	GRS
2		
3		
4		
5		

PROJECT NO.	
97071	

SHEET NO.	
C101-D	