

April 3, 2003

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

Dear Committee Members:

Attached is File No. 021558, being a substitute ordinance relating to the change in zoning from Multi-Family Residential (RM4) to Local Business (LB2), located on the west side of North Oakland Avenue and north of East Hartford Avenue, in the 3rd Aldermanic District.

This zoning change will allow for the expansion of an existing convenience store. A 1,250 square foot addition is proposed along the north side of an existing 3,000 square foot Open Pantry. The building addition will consist of a split-face block base, masonry piers and dryvit along the top of the building. The existing store will be remodeled to match the addition. A bus shelter at the corner of North Oakland Avenue and East Hartford Avenue will be provided and an outdoor seating area will be added as an amenity along East Hartford Avenue.

The existing surface parking lot would be extended north for a total of 15 stalls. Landscape screening consisting of honey locust trees and Japanese yew shrubs will be added along both street frontages. A 6 foot tall board on board fence will be placed north of the parking lot. Although a decorative fence is required, the applicant will seek a variance from the fence requirement from BOZA since this landscape area is located within the public right of way and space is very limited.

An additional building sign will be added above the entrance of the expansion area consisting of individual letters. A sign designating the Open Pantry will be added to the bus shelter on the south and north sides and a tenant sign will be added on the east side.

On Monday, March 10, 2003, the City Plan Commission held a public hearing. At that time, several neighbors, the Cambridge Woods neighborhood association and Mariners neighborhood association spoke in opposition to the proposed change in zoning. The main concerns were noise, food smells from a potential restaurant and garbage along the alley. At that time, the Plan Commission referred this file to staff for one cycle to allow for an additional neighborhood meeting. Based on that meeting, the developer made several changes to his proposed plan, including: adding a dumpster enclosure at the rear of the building, reducing the area of the outdoor seating area to provide 2 benches instead of tables and a bike rack and increasing the screening area to the apartment building to the north.

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On Monday, March 31, 2003, the City Plan Commission heard this item. At this meeting several neighbors spoke in opposition again. A petition with 91 signatures opposing the zoning change was presented to the Commission. Open Pantry also had a petition with about 500 signatures supporting the expansion. At this meeting, the Alderman spoke in favor of the proposed zoning change, building improvements and expansion. Since this proposed amendment is consistent with the City plans for the area, the City Plan Commission at its regular meeting on March 31, 2003 recommended approval of the attached substitute ordinance.

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. D'Amato