

May 10, 2004

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

Dear Committee Members:

Attached is File No. 031557, being a substitute ordinance relating to the Fourth Amendment to a Detailed Planned Development (DPD) known as Clarke Square, located on the north side of West National Avenue and East of South 20th Street, in the 12th Aldermanic District.

The fourth amendment to the detailed plan would permit an increase in capacity from 45 to 50 children at the existing daycare facility. Esperanza Del Futuro proposes to expand their daycare by incorporating a room previously used for an adult classroom. All other aspects of the general plan remain unchanged. Redevelopment and TID plans for this site were recommended for approval in the Spring of 1995. The detailed planned development for the first phase to construct a grocery store was approved shortly after. The phase two detailed plan which included the parking area and a vacant outlot were approved in March of 1996. The second amendment which approved the development of the outlot located at the Southwest corner of Clarke Square was approved for an auto parts store on May 19, 1997. In August, 1998, the third amendment to the detailed plan was recommended for approval to allow for new ownership and development of a commercial use at the outlot on the northwest corner.

On Monday, March 29, 2004, the City Plan Commission held a public hearing. At that time, no one objected to this proposal. Since this proposed zoning change is consistent with City plans for the area, the City Plan Commission at its regular meeting on March 29, 2004 recommended approval of the attached substitute ordinance.

Sincerely,

Patricia S. Algiers
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Witkowiak