

November 9, 2004

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

Dear Committee Members:

Attached are File No's. 040713 and 040714, being substitute ordinances approving the change in zoning from Local Business (LB2) and Two-Family Residential (RT4) to General Planned Development (GPD) known as Palermo's Pizza and Detailed Planned Development (DPD), Phase 1, on land located on the North Side of West Maple Street between North 8th Street and North 9th Street, in the 12th Aldermanic District.

These ordinances would include the existing manufacturing facility and vacant land. The detailed plan would allow for the construction of a 2,953 square foot expansion along W. Maple St. to create a more efficient frozen pizza manufacturing operation. At this facility operations consist of receiving raw ingredients for use in the pizza production, baking pizza crusts, assembling pizzas, packaging pizzas, warehousing and shipping of completed pizzas. The loading dock area off of South 8th Street would remain. The exterior wall of the expansion area facing West Maple Street would match the masonry and color of the existing building. The west facing elevation would be constructed of an insulated metal panel to allow for future expansion. There are 26 on-site surface parking spaces. While the general plan calls for the ultimate removal of these spaces, they won't be impacted by this phase of the detailed plan. No additional signage is proposed for this stage of development.

On Monday, October 18, 2004, the City Plan Commission held a public hearing. At that time no one spoke in opposition to the proposed zoning change for these planned developments. Since the proposed zoning change is consistent with the City's plans for the area; the City Plan Commission recommended approval of the substitute ordinances.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Witkowiak
File