

October 31, 2006

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

Dear Committee Members:

File No. 060781 is a file relating to the change in zoning from Industrial Heavy (IH) to General Planned Development (GPD) on land located on the South Side of West Silver Spring Drive and West of North 27th Street, in the 1st Aldermanic District. The zoning change was initiated by Weas Development.

This file allows for future construction of a grocery store, general retail buildings and outlot development. Three principal buildings will be constructed on the site. The anchor building will be 53,000 sq. ft. for a grocery store. There will be additional in-line retail space consisting of 21,000 sq. ft. and two stand-alone retail buildings directly on Silver Spring Drive.

On October 30, 2006, a public hearing was held and at that time Northwest Side Community Development Corporation spoke in favor of the proposal, and a neighbor to the south of the site expressed concern about storm water management and proper screening loading docks. Since the proposed change is consistent with the Citywide Plan, DCD's big box policy, and is no longer a viable industrial site, the City Plan Commission at its regular meeting on October 30, 2006 recommended approval of the subject file conditioned on working with staff on the final use list and revised owner's written narrative relating to design standards.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Ashanti Hamilton