

June 21, 2005

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

Dear Committee Members:

Attached is File No. 050183, being an Ordinance approving the First Amendment to a Detailed Planned Development (DPD) known as W Center, on land located on the Northwest Corner of North 12th Street and West Highland Avenue, in the 4th Aldermanic District.

This amendment will permit expansion of the planned development area for a 900 s.f. automated, touch less car wash, 2 additional fueling pumps and additional surface parking to the north of the previously approved building. All cueing for the car wash will occur on site. The car wash will be constructed of the same materials approved for the gas station, convenience store and office building. The garage door will face Highland and will have glass windows.

Since the previous approval, the developer purchased the adjacent property to the north. The developer intends to relocate the existing house to a vacant lot.

On June 20, 2005, a public hearing was held and at that time there was no opposition to the proposed amendment. Since this proposed ordinance is consistent with the Near West Side Plan and the plans for the area, the City Plan Commission at its regular meeting on June 20, 2005 recommended approval of the ordinance with the following conditions: 1. Providing a continuous opaque wood fence from the ground to at least 6 feet above grade on the North side of the property as required by type "H" landscaping under zoning code 295-405, 2. Providing specifications for perimeter fencing, 3. Adding continuous stone cap to decorative wall along West Highland, 4. Providing canopy details.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Bauman

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