

February 16, 2009

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

Dear Committee Members:

File No. 081312 relates to the Third Amendment to a Detailed Planned Development (DPD), formerly known as Home Depot, on land located on the South Side of West Good Hope Road and East of North 76th Street, in the 9th Aldermanic District.

This amendment is requested by Boulder Venture 34 LLC, to permit the use of the former Home Depot building as a full service grocery store and to allow for exterior building and/or site alterations. This amendment only affects the parcel with the former Home Depot building on it. The full service grocery store will also include an ancillary bank use and will sell liquor, upon obtainment of a liquor license.

The existing lumber canopy at the front of the building will be demolished, as well the exterior building material storage and 'will call' areas at the southeast corner of the former Home Depot. The existing outdoor garden center will remain, and may be used for seasonal storage and sales. Sale and display of merchandise along the storefront sidewalk is proposed, as well as the installation of a flag pole and American flag at the store entry. Two new entry/exit vestibules will be constructed for the grocery use. All of the Home Depot orange will be removed from the façade. This proposed use is consistent with the Northwest Side Comprehensive Area Plan recommendations.

On February 16, 2009, a public hearing was held and at that time nobody spoke in opposition. Since the proposed change complies with the Zoning Code and City plans for the area, the City Plan Commission at its regular meeting on February 16, 2009 recommended approval of the subject file, conditioned on working with DCD staff on the final landscaping plan and providing glazing material samples.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Robert Puente