

March 9, 2004

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

Dear Committee Members:

Attached is File No. 031370, being a resolution approving a change in land uses permitted by A Plan for Milwaukee's Northwest Side: 1987 - 1992 for the Metro Auto Center general planned development, located South of West Good Hope Road between West Fond du Lac Avenue and U.S. Highway 41 and 45, in the 15th Aldermanic District.

This proposed plan amendment would allow for light vehicle auto sales, sit-down restaurants and limited office uses instead of a hotel and office uses within Area A of the Metro Auto Center general planned development. The land use map would need to be revised to reflect this change. Another component of the plan is 'open space' and a portion of this property is indicated as a significant natural area. A wooded area approximately 7 acres in size existed along the southern property line but has been removed. The addition of a berm and landscape buffer could satisfy the recommendations of the Northwest side plan. This buffer would be approved at the detailed plan phase.

A public hearing was held on March 3, 2004 in conjunction with the zoning amendment at which time some neighbors objected to the proposed plan amendment. While most of the issues related to the test drive route, noise, night lighting and the quality of the restaurants, a few neighbors objected to the proposed uses. They thought that the previously approved office and hotel uses would not generate as much traffic during the day. Since this proposed amendment to the northwest side plan is consistent with City plans for the area and the owner of the property will provide a landscape buffer between the residential and commercial development, the City Plan Commission at its special meeting on March 3, 2004 recommended that this resolution be approved.

Sincerely,

Patricia S. Algiers
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Nardelli