

July 26, 2001

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

Dear Committee Members:

Attached is File No. 010410, being a resolution permitting a minor modification to the Detailed Planned Development (DPD) located at 3333 South 27<sup>th</sup> Street, in the 11th Aldermanic District.

This minor modification will allow for the proposed exterior renovation of the existing retail building C. The changes proposed for Scheme A are as follows:

1. The existing sheet metal mansard roof on the east elevation of the building will be removed and a new vertical EIFS sign band area will be installed.
2. The existing canopy will be supported on new canopy columns with painted fiberglass reinforced column covers
3. The existing window fenestration will be expanded to include new windows along the north face of the existing unoccupied tenant space. The windows will extend from 8" above the floor slab, up to the underside of the canopy. The window treatment will match the existing glass/aluminum system.
4. The entrance for the tenant planned for the north half of the first floor of the building will be located on the north face approximately 60 feet from the northeast outside corner of the building.
5. The EIFS sign panel will be integral color, matching the EIFS accent color on the Wal-Mart building. New signage centered above the new tenant entry will consist of individual, internally-illuminated letters, will be added for the new tenant.
6. The existing building masonry elements will be painted to match the color of the painted masonry of the adjacent Wal-Mart building.

An alternate plan, Scheme B, requested by the proposed tenant has also been submitted for approval. The following additional modifications are proposed under the alternate scheme:

1. A projected vestibule area on the north side of the building with handicap parking and curbed ramp located at the northeast corner of the tenant space. A striped path would extend northeast to a new curbed ramp and sidewalk to allow cart access to the east parking area.
2. A new tenant sign on the north elevation would be increased in size and a portion of the canopy on the north side of the main entry would be raised. An additional sign would be added to the west elevation.

The existing parking fields will remain unchanged except for the re-stripping of 3 existing parking stalls adjacent to the new store entrance and relocation of 2 handicap stalls under Scheme B.

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ZND Referral Letter

On July 23, 2001, this item was heard by the City Plan Commission. At that time, no one registered in opposition to the proposed minor modification. Since this proposed rezoning is consistent with the City plans for the area, the City Plan Commission at its regular meeting on July 23, 2001 recommended approval of the attached resolution.

Sincerely,

Julie A. Penman  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Scherbert