

May 2, 2002

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

Dear Committee Members:

Attached is File No. 011674, being an ordinance relating to the First Amendment to a Detailed Planned Development (DPD) known as Metcalfe Park Center, located on the north side of West North Avenue and west of North 36th Street, in the 17th Aldermanic District.

This amendment will allow for the rehabilitation of an existing building (f/k/a Hopson Building) located at the Northwest corner of North 36th Street and West North Avenue for retail lease space with uses consistent with the previously approved general plan. New aluminum storefront window systems will be added on the first floor and new double hung windows will be replaced on the second floor. A new entrance will be added along West North Avenue and two new entrances facing North 36th Street will be added.

This parcel of land does not have any accessory parking since the building covers most of the site, but street parking is available.

Once retail tenants occupy the space, individual tenant signs will be submitted for administrative review and approval based on the general plan standards. The painted or individual letter signs will be hung in the designated sign band area.

On April 29, 2002, this resolution was scheduled for recommendation by the Commission. Since this proposed minor modification is consistent with the City plans for the area and the planned development, the City Plan Commission at its regular meeting on April 29, 2002 recommended approval of the attached ordinance conditioned on revising the main entrance along North 36th Street to be centered between the bay opening.

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Hines