

**Jennings Neighborhood Center
2705 North 92nd Street and 9208 West Center Street
Minor Modification to Detailed Planned Development (DPD)
Common Council File Number 150022**

Original DPD (FN 941005): In 1994, the owners, Philip W. Jennings and Leander R. Jennings, changed the zoning of their two parcels, located on the northwest corner of North 92nd Street and West Center Street in the 5th Aldermanic District of the City of Milwaukee (FN 941005), from Neighborhood Shopping (S/D/40) to a Detailed Planned Development known as Jennings Neighborhood Center. There are two buildings, which are connected by a common wall, on the site. At the time that the original DPD was approved, a travel agency, medical offices and other uses were located to the south of the site, and the uses that were operating at the site included a lampshade shop, a furniture restoration business, a uniform store, a barber and beauty salon.

First Amendment (FN 110218): The first amendment to the DPD amended the permitted use list to allow for a wider range of possible uses on the site. Currently, a lampshade shop, artworks studio, an estate sales shop, and hair salon occupy the buildings. No new construction is proposed.

Minor Modification to DPD (FN 150022): The owner is requesting to modify the DPD to add a contractor's shop and contractor's yard to the permitted use list. These uses are similar to other uses already permitted on the site. A contractor's yard is defined as an establishment used for the outdoor repair, maintenance or storage of a contractor's vehicles, equipment and materials. At this site, a contractor's yard is limited to the approximately 40 feet by 30 feet space shown on the site photo attached to this narrative. Only storage of a contractor's vehicles, equipment and materials is permitted on the site. Repair and maintenance is not permitted, nor is stacking of pallets. All outdoor storage will be maintained in an orderly fashion. The existing perimeter landscaping serves as sufficient screening of vehicles and equipment, and the landscaping must be maintained as shown in the attached photos. Outdoor storage of materials must be enclosed within an accessory structure, such as a tent or shed. An example is attached to this file. Not more than two trailers, dimensions not to exceed 10 feet by 30 feet, and/or one tent/shed, dimensions not to exceed 20 feet by 40 feet, may be parked within the designated 40 feet by 30 feet area at any given time.

Permitted use list:

1. Contractor's shop;
2. Contractor's yard (with restrictions – see above);
3. Public safety facility;
4. Garden supply or landscaping center;
5. Artist studio;
6. Medical office;
7. Business services;
8. Building maintenance services;
9. Catering services;
10. Household repair and maintenance services;
11. Tool/equipment rental facility;
12. Animal hospital/clinic;
13. Animal grooming or training facility;
14. Offices;

15. Banks and other financial institutions without drive-through facilities;
16. Membership organizations;
17. General retail establishments without drive-through facilities except those engaged in selling liquor and major appliances;
18. Personal services;
19. Funeral homes;
20. Photographic studios;
21. Dry cleaning and laundry stations;
22. Type A restaurants;
23. Nurseries and greenhouses;
24. On-premises signs;
25. Health clinics;
26. Libraries, art galleries and museums;
27. Commercial parking of motor vehicles not exceeding a rated capacity of 1.5 tons;
28. Rental centers, excluding outdoor activities and the rental of appliances, furniture and electronics;
29. Specialty schools;
30. General purpose grocery stores;
31. Secondhand stores involving the sale of furniture and related household items from estates and individuals;
32. Antique stores;
33. Consumer and business services;
34. Ticket offices and travel agencies;
35. Pet shops without outdoor runs; and
36. Single-family, two-family and multi-family dwellings subject to the following lot and setback requirements:
 - a. Lot Size. 2,400 square feet of lot area shall be provided per family, 1,200 square feet of lot area shall be provided per room and the minimum lot width shall be 30 feet.
 - b. Setbacks. Setbacks shall comply with § 295-314, Milwaukee Code of Ordinances.
37. Other uses accessory to permitted uses

Hours of operation: It is anticipated that the hours of operation of the permitted uses will be from 8:00 a.m. to not later than 9:00 p.m. Monday through Saturday and 10:00 a.m. to not later than 6:00 p.m. on Sundays, if open.

Access, circulation, and parking: Access to the Site is from North 92nd Street and West Center Street. Vehicular and pedestrian circulation facilities, parking facilities, loading areas and receptacle areas are detailed on the Site Plan. Deliveries will be received and unloaded at the locations shown on the Site Plan. A total of 55 parking spaces will be provided. Illumination of the parking area will be provided by existing lighting.

Future buildings: Two existing buildings, connected by a common wall, currently reside on the site. No additional buildings are being proposed. If, in the future, new buildings are proposed to be constructed on the site (which would require an amendment to the DPD); the building height will not exceed 40 feet.

Signage: Individual tenant signage will be limited to on-building signs and/or signs attached to the awning. Signs will not exceed 100 square feet. No flashing signs will be permitted

Landscaping: The landscaping and screening elements are depicted on the Site Plan. The landscaping elements will be installed not later than six months after approval of the planned development. The Owners will be responsible for continuous landscape maintenance, including plant material replacement on a seasonal basis. No approved plant material or other landscape material shall be substituted without City approval.

Minor modifications may occur to these detailed plans, however, such modifications will not cause: (a) a change in the general character of the planned development; (b) a substantial relocation of the principal structures; (c) a substantial relocation or reduction of parking and loading areas; (d) a substantial relocation of traffic facilities; (e) an increase in land coverage by the buildings and parking areas; (f) an increase in the gross floor area of the buildings; (g) a substantial reduction in the amount of approved open spaces, landscaping or screening.