

June 1, 2005

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

Dear Committee Members:

Attached is File No. 041703, being an ordinance relating to the First Amendment to a Detailed Planned Development (DPD) known as Home Depot for land located on the South side of West Good Hope Road and East of North 76<sup>th</sup> Street, in the 9th Aldermanic District.

This ordinance will allow for development of lot 3 for a one story, 8,710 s.f. commercial building with leasable space. The proposed building faces W. Good Hope Rd. The building materials include a split face block base, precast concrete cap, utility size face brick and EIFS façade. A storefront window system is located on the North side of the building with canopies above. Parking for the project is provided by 62 shared surface parking spaces and a drive-thru lane for Starbucks on the West end of the building. Tenant signs have been located on the elevations and one internally illuminated monument sign is located on the Northwest corner of the property. The monument sign is 14 feet tall and 7 feet wide composed of vinyl. Various trees and shrubs are located along the North and East sides of the property and along the drive-thru lane.

On May 9, 2005, the City Plan Commission held a public hearing. At that time no one spoke in opposition to the proposed zoning change. At its regular meeting on May 9, 2005, the City Plan Commission recommended approval of the substitute ordinance conditioned on the following:

1. Extending the face brick to the cornice on the West and East sides of the building. Additionally, add face brick above the concrete cap and below the cornice on the North elevation to create a thinner band of EIFS.
2. Revising East and West elevations to correctly locate corner windows.
3. Revising awnings so that five awnings are evenly divided between five sign bands and three columns.
4. Providing an Owner's Written Narrative.
5. Providing a stone base for the monument sign that matches the building materials.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Puente  
File