

January 19, 2005

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

Dear Committee Members:

Attached is File No. 040602, being an ordinance relating to the change in zoning from Local Business (LB2) and Two-Family Residential (RT4) to Detailed Planned Development (DPD) known as Walgreen's at National for land located on the South side of West National Avenue between South 26th Street and South Layton Boulevard, in the 8th Aldermanic District.

This ordinance would permit the construction of a Walgreen's general retail establishment and convenience store including a pharmacy with a drive-thru. The existing buildings at the site would be demolished and a new 14,560 square foot building at the corner of the W. National Ave. and S. 26th St. would be constructed. Vehicular access to the site is provided along all 3 street frontages. A combination freestanding sign and bus shelter at the corner of W. National Ave. and S. Layton Blvd is proposed.

The building would be brick with a split-faced masonry base at the windows. The entrance would be at the northeast corner of the building. A clear storefront window system would be provided above the pedestrian level with standing seam metal canopies.

During the public hearing on December 6, 2004 a neighbor spoke in opposition to the project. The Commission's review also raised concerns about building placement. At that time, the CPC recommended to refer to staff for one cycle due to concerns raised by the neighborhood groups.

This ordinance was rescheduled for consideration by the City Plan Commission on January 18, 2005. At that time several people spoke in opposition to the zoning change. A few members of Historic Milwaukee, Milwaukee Preservation Alliance and the local neighborhood preservation organization opposed the new Walgreens building on the proposed property due to the historic value of the existing buildings. Ald. Donovan and a couple of business owners working in the existing buildings spoke in favor of the proposal. Questions were also raised concerning the traffic, parking and the new bus stop location, however a representative from DPW did not believe that the proposal would increase traffic congestion. Since the Commissioners raised concerns over demolishing the existing buildings and the proposed placement of the building, the City Plan Commission at its regular meeting on January 18, 2005 recommended that File No. 040602 be placed on file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Donovan
File