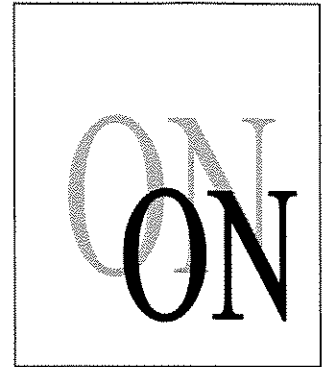


November 2, 2006

Dept. of City Development
Planning Administration
Attn: Mr. Al Franitza
809 N. Broadway, 2nd Floor
Milwaukee, WI 53201



OSWELL + NITISHIN

ARCHITECTURE
LAND DEVELOPMENT

Re: Proposed NAPA Auto Parts Store, West Good Hope Road
Amendment to Detailed Planned Development Known as
Home Depot (FN 041703)
Project Description and Letter of Intent

Dear Mr. Franitza,

NAPA Auto Parts, a division of Genuine Parts Company, proposes to construct a 6,000 sq. ft. store at 7401 West Good Hope Road on Outlot No. 2, in front of Home Depot and across the from the new Starbucks. The property is located in the southeast quadrant of West Good Hope Road and 76th Street in Aldermanic District No. 9.

This letter describes the proposed project along with the accompanying plans for review and approval to amend the Detail Development Plan:

- Site, grading, utility, and landscape plans prepared by Land Information Services, Inc.;
- Building elevations prepared by Oswell + Nitishin Architecture and Land Development;
- Sign details prepared by Fairmont Sign Company.

The subject property is Outlot 2 of the overall redevelopment of 7401 West Good Hope Road, a former K-Mart store. The property is within a local business district (LB-1) in a suburban area. NAPA Auto Parts is a suitable use for the site and in the area. It is complementary to and compatible with the Home Depot store.

The subject property contains 35,768 sq. ft. (0.821 ac.) and is currently undeveloped. The site is relatively flat and slopes gently toward the street. The site is grassed and is void of trees.

The proposed NAPA Auto Parts store will be accessed from the existing Home Depot entry drive that intersects with West Good Hope Road. The NAPA site will not have direct access to West Good Hope Road. Extensive landscaping is proposed along West Good Hope Road with a variety of colorful maple trees and shrubs that will enhance the streetscape. The site will have approximately 33 parking spaces. Storm water for this site was included in the overall storm water management plan for The Home Depot. This site was previously 100% impervious area and was a parking lot for K-mart. Therefore, the proposed development does not increase the impervious area, and does not require any storm water detention features. The storm water drains to an existing storm sewer in West Good Hope Road. Home Depot installed a water quality unit that provides for water quality from this site as well, prior to discharging to the public storm sewer system.

The proposed NAPA Auto Parts store building elevations have been significantly upgraded with the intention of satisfying the City's design standards. The building envelope will be constructed with a cmu product called "kwik brick" that emulates brick veneer. The store will have a split-face block wainscot and the finishes pallet will be in context with the new shopping center recently constructed across the Home Depot main entry drive to the east. An EIFS cornice is proposed along the top of the roof parapet wall to enhance the appearance of the building. A precast concrete belt course wraps the base of the building. The dumpster will be enclosed with a screen wall that matches the building architecture.

Although the City design guidelines require 30% glazing, NAPA Auto Parts is requesting some relief from this requirement due to the warehouse and storage area that occupies about 60% of the floor area. Installing glazing or windows would make the auto parts stored on racks visible from the street and create an unsightly view as well as the potential for criminal activity. Therefore, NAPA Auto Parts is requesting that the enclosed building elevations with the variations in brick and colors be approved in accordance with section 295-605.2.i-4-e, "Alternatives to Glazing, Other Elements" which allows other elements to be used, subject to approval by the commissioner.

The following statistical table summarizes the proposed overall site characteristics:

Statistical Table	
Gross Land Area	35,766 sq. ft. or 0.821 ac.
Amount of land covered by principal building	6,000 sq. ft. or 0.138 ac.
Land area devoted to parking and drives	17,582 sq. ft. or 0.450 ac.
Land area devoted to landscaped open space	10,141 sq. ft. or 0.233 ac.
Area devoted to non-residential uses	35,766 sq. ft. or 0.821 ac.
Proposed number of buildings	One (1)
Parking – Number of spaces provided (5.5 per 1,000 sq. ft.)	33

In summary, the proposed NAPA Auto Parts store provides a retail use in an optimum location that is beneficial to the community and represents a significant improvement along West Good Hope Road.

Thank you for your consideration in this matter.

Very truly yours,



William Peratta, AICP