

March 1, 2012

To the Honorable Members of the  
Zoning, Neighborhoods and Development Committee  
City of Milwaukee  
City Hall, Room 205

Dear Committee Members:

File No. 111300 relates to the Third Amendment to the Detailed Planned Development known as Southgate Marketplace, for commercial development, on land located on the west side of South 27th Street, north of West Morgan Avenue, in the 11th Aldermanic District.

This zoning change was requested by Southgate Outlet LLC, and will allow for commercial development on a portion of the site. Upon acquisition of the site, Southgate Outlot LLC intends to construct a three-tenant commercial building with a drive-through on the site. The building will be constructed primarily with masonry. Upper portions of the east façade and the building cornice will be made of EIFS, and the windows will be clear. Though the west (rear) elevation will not have any windows, as it is the back of the house for the tenant spaces and it faces the Wal-Mart parking lot, it will be enhanced by landscaping, green screens and accent lighting.

On February 27, 2012, a public hearing was held and at that time nobody spoke in opposition. Since the proposed change is consistent with the Southwest Side Comprehensive Area Plan and the previously approved DPD, the City Plan Commission at its regular meeting on February 27, 2012 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Joe Dudzik