

June 13, 2002

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

Dear Committee Members:

Attached is File No. 020154, being a substitute ordinance relating to the Third Amendment to a Detailed Planned Development (DPD) known as Walton's Calumet Square, located on the south side of West Calumet Road and west of North 76th Street, in the 9th Aldermanic District.

This amendment will allow for the expansion of the existing Sam's Club building to include a liquor sales area with a separate entrance. The expansion will add 2,300 square feet of retail space along the east side of the building. An existing driveway on North 76th Street and parking lot aisle will need to be relocated approximately 17 feet to the north and the drive aisle will also be realigned. The balance of the site will remain as-is with no encroachment into the existing deed restriction space. One additional wall sign is proposed. It will measure 29 square feet denoting liquor and a canopy over the entrance to blend with the existing front facade of the building. The owner was previously granted a liquor license from the Utilities and License Committee.

On June 10, 2002, a public hearing was held at the City Plan Commission. At that time, a few neighbors expressed concerns that the addition of a liquor store would cause additional debris of cans and bottles. The store manager was also at the public hearing and stated that he will address this issue and be sure that garbage is picked up and properly disposed of. Since the proposed change in zoning meets the intent of the City's plans for the area and the approved general plan, the City Plan Commission at its regular meeting on June 10, 2002, recommended approval of the attached substitute ordinance conditioned on the following:

1. Revise landscape plan to add trees and shrubs in the median areas at the vehicular access drive and new or re-located landscaping along N. 76th Street.
2. Provide north and east building elevations that incorporate the proposed liquor area and signage.
3. Provide specifications for new signage that is consistent with other similar wall signs.
4. Provide a complete DPD package that includes all drawings, documents all previous amendments and current site conditions. (i.e. include building elevations, signage information)

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Since the City Plan Commission public hearing, the Department of City Development has received comments from the Department of Public Works stating that they are opposed to the change in zoning based on the North 76th Street Corridor Study prepared by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) in 1991.

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Richards