

September 10, 2002

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

Dear Committee Members:

Attached is File No. 020653, being a substitute ordinance approving the First Amendment to a Detailed Planned Development (DPD) known as Humboldt Yards (Commercial Parcel) Phase 1, located on the south side of West North Avenue and east of North Humboldt Avenue, in the 6th Aldermanic District.

The amendment to the first phase of the detailed planned development will allow for the interior build-out and minor modifications to the existing facade facing East North Avenue. Columbia/St. Mary's proposes to combine the existing East North Avenue storefronts for the occupancy of a health care facility.

The existing parking deck for 39 spaces along East North Avenue and the existing surface parking lot with 363 spaces would be available to the health clinic as needed.

The proposed building signage meets the standards of the original planned development. Specifically, the following signs are proposed:

- One wall sign on each face of the east and west elevations, located within the sign band areas identifying the clinic.
- Four wall signs being individual letters and located in sign band areas above the storefront window system indicating clinic services; one logo and wall sign above the main entrance; one wall sign on the existing masonry wall at the parking deck and one wall sign located below the existing clock along the north elevation at East North Avenue identifying the clinic.

On September 9, 2002, a public hearing was held and at that time no one was present in opposition to the proposal. Since the proposed amendment meets the intent of the previously approved planned development, the City Plan Commission at its regular meeting on September 9, 2002 recommended approval of the attached substitute ordinance.

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Johnson-Odom