



**Department of City Development**  
City Plan Commission  
Redevelopment Authority of the City of Milwaukee  
Neighborhood Improvement Development Corporation

**Rocky Marcoux**  
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Deputy Commissioner  
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January 24, 2017

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

Dear Committee Members:

File No. 161222 relates to a Minor Modification to the Detailed Planned Development (DPD) known as Clarke Square to permit site and building modifications to an existing building at 1818 West National Avenue, located on the north side of West National Avenue, east of South 20th Street, in the 12th Aldermanic District.

This Minor Modification was requested by the DeMichele Company, LLC and will permit site and building modifications to an existing building, which was previously utilized by a Pick N Save grocery store. The grocery store closed in late summer 2016, and a substantial portion of the building has been vacant since. Currently the day care still exists within the building, and will remain. The interior of the building will be revamped into two tenant spaces: one tenant space is anticipated to be a grocer, and the other space is to accommodate the relocation and expansion of a company known as Wantable. The Pick N Save branding will be removed (except for the day care signage), and the western and northern portions of the building that will be occupied by Wantable will be rebranded and repurposed. Alteration work to the façade will include the addition of multiple storefront window openings on the mezzanine office level, west of the main entry, and façade material and opening changes to more modern and corporate contemporary architecture using pre-finished smooth panels and warm wood tones. A separate, contemporary entry element will be added south of the Wantable main entry for a future grocer. Signage will be added to the west elevation of the building, and two ground mounted monument signs will be added to the north and south entries to the site.

Since the proposed minor modification is consistent with the previously approved DPD and the Near South Comprehensive Area Plan, the City Plan Commission at its regular meeting on January 23, 2017 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Perez

