



## Legislation Text

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**File #: 201561, Version: 1**

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201561  
SUBSTITUTE 1  
041696, 160693  
THE CHAIR

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Metro Center, Phase 5 to allow a second freestanding sign and additional building wall signs for Heiser Toyota located at 11301 West Metro Auto Mall, on the south side of West Metro Auto Mall, east of U.S. Highway 41 and 45, in the 5th Aldermanic District.

This Minor Modification was requested by Heiser Toyota and will allow additional signage on the site and building.

Whereas, Section 295-907-2(i) of the Milwaukee Code of Ordinances ("MCO") permits minor modifications to planned developments after approval of the Common Council of the City of Milwaukee ("Common Council"); and

Whereas, The detailed plan for a planned development ("DPD") known as Metro Center, Phase 5, located on the south side of West Metro Auto Mall, east of U.S. Highway 41 and 45, was approved by the Common Council on July 5, 2005 under File No. 041696, 160693; and

Whereas, The minor modification to Metro Center, Phase 5 to allow additional site and building wall signage is consistent with the spirit and intent of the approved plan and will not adversely affect the surrounding development, a copy of which is attached to this Common Council File as Exhibit A which is on file in the office of the City Clerk and made a part as though fully set forth herein; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the minor modification:

1. Is consistent with the spirit and intent of the previously approved DPD.
2. Will not change the general character of the DPD.
3. Will not cause a substantial relocation of principal or accessory structures.
4. Will not cause a substantial relocation or reduction of parking, loading or recreation areas.
5. Will not cause a substantial relocation of traffic facilities.
6. Will not increase the land coverage of buildings and parking areas.
7. Will not increase the gross floor area of buildings or the number of dwelling units.
8. Will not reduce the amount of approved open space, landscaping or screening; and, be it

Further Resolved, That the minor modification is approved in accordance with the MCO, Section 295-907-2(i).

DCD:Samuel.Lleichtling:kdc  
05/11/21