



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

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December 9, 2013

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

Dear Committee Members:

File No. 131014 relates to the change in zoning from General Planned Development to a Detailed Planned Development known as Metro Center, Phase 7, for construction of a single-family home at 6885 North 107th Street, located on the west side of North 107th Street, south of West Fond du Lac Avenue, in the 5th Aldermanic District.

This zoning change was requested by Kuhs Quality Homes, the current owner of the vacant lot at 6885 North 107th Street. Kuhs Quality Homes intends to sell the lot for construction of a single-family home. In 2005, the General Planned Development (GPD) for Metro Place was amended to permit single-family residences on land along North 107th Street. However, a change in zoning from DPD is required in order to construct on the lot. The two residential lots to the south of 6885 North 107th Street, also part of the Metro Center PD, were rezoned to DPD back in 2007, and have subsequently been improved with single-family residences.

The proposed two-story single-family residence would be approximately 2650 square feet. The exterior material will be fiber cement siding, which is consistent with the requirements of the GPD. Vinyl and aluminum is prohibited except for soffits, fascia, gutters and downspouts. The home will have an approximately 85' driveway to provide ample parking space for the residents and their visitors, consistent with the two single-family residences to the south.

On December 9, 2013, a public hearing was held and at that time nobody spoke in opposition. Since the proposal is consistent with the amended GPD and previously approved DPD for the single-family residential lots to the south, the City Plan Commission at its regular meeting on December 9, 2013 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Jim Bohl

