

March 31, 2008

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

Dear Committee Members:

File No. 071567 relates to the change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD) Stage 6 known as Metro Center, for land located at 6865 and 6875 North 107th Street, in the 5th Aldermanic District.

This file will allow for the construction of two single family homes consistent with the approved planned development. Parcels 2 and 3 of Certified Survey Map (CSM) 7814 are included in this Phase 6. Parcel 1 of CSM 7814 will come back as a DPD at a future time. The GPD was amended to permit single-family residences on these three parcels in 2006. The home located at 6865 N. 107th Street will be a 2-story, 2324 square foot home designed and constructed by Kuhs Quality Homes. The house located at 6875 N. 107th Street will be a 2-story, 2503 square foot home constructed by Miracle Homes. Both homes will be constructed with fiber cement siding, which is consistent with the approved GPD. Per the approved GPD, the exterior walls of all residences shall be comprised of brick, stone, wood or other natural materials (including "Hardi-Plank").

On March 31, 2008, a public hearing was held and at that time nobody spoke in opposition. The Alderman stated his approval for the zoning change prior to the public hearing. Since the proposed change is consistent with the approved GPD, the City Plan Commission at its regular meeting on March 31, 2008 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. James Bohl, Jr.