

June 26, 2007

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

Dear Committee Members:

File No. 070373 permits a minor modification to the Detailed Planned Development (DPD) known as Jacobus Company Development Phase 1, on lands located on the South Side of West Bradley Road and West of North 115th Street extended, in the 5th Aldermanic District.

This file will permit the construction of 11 surface parking stalls to supplement an existing 103-stall surface lot. These stalls are proposed to the south of the existing East and West rows of parking in the lot to the East of the existing building.

The DPD for phase one of the Jacobus Company's 25 acre General Planned Development (GPD) was approved by Common Council in 1994. The DPD allowed for construction of a single story, masonry, 30,000 sq. ft. structure containing approximately 24,000 sq. ft. of general office use and 6,000 sq. ft. of storage. 103 parking spaces were provided (DPD required 100) for a ratio of 1 stall per 250 sq. ft. of net floor area devoted to office use.

Since the proposed change is consistent with the approved GPD and DPD, the City Plan Commission at its regular meeting on June 25, 2007 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. James Bohl, Jr.