

FN 041368
2ND/CC file

JAMES A. BOHL JR.
Alderman, 5th District

February 28, 2005

Department of City Development
City Plan Commission

Dear Commission Members:

On Thursday, February 24, I hosted a neighborhood meeting between area residents and representatives of CarMax regarding the proposed general planned development for light motor vehicle sales on Metro Boulevard know as Milwaukee Metro Center, Phase 4.

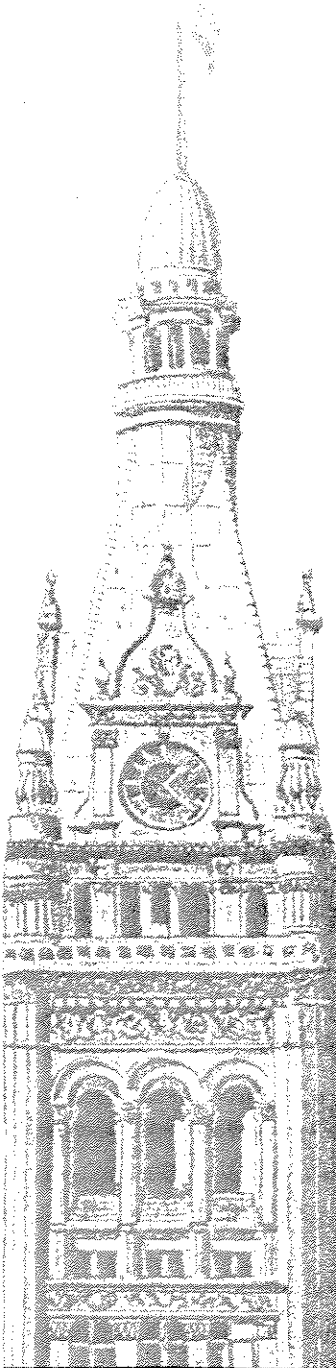
At this meeting, neighbors raised concerns with several items contained in the proposed development. To their credit, CarMax agreed to reasonably accommodate these concerns by offering to amend several provisions in their submitted general plan. The following contains a summary of the changes agreed upon by CarMax officials. It is my desire that these changes be made part of an amended general plan.

First, residents raised concerns about the canopy height of the proposed CarMax sales showroom. They desired that the structure would not be visible from the adjacent residential neighborhood. In response, CarMax officials agreed to increase the height of the rear berm and/or reduce the height of the building canopy to a combined total reduction of 8' of visibility.

Second, neighbors expressed concern about the existing cyclone fence between CarMax and the neighborhood to the south, which they deemed inadequate in terms of its height. In response, CarMax officials stated they would erect a higher 7' fence.

Third, citing a desire for improved aesthetics and greater water run-off control, residents expressed a strong desire that CarMax create additional green space in the proposed employee/customer parking area. CarMax officials agreed to this change.

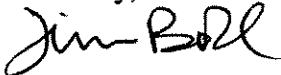
Fourth, raising a concern about excessive lighting in the area, neighbors asked that CarMax be required to turn down outside lighting by 10 p.m. on all days of operation, rather than the initially planned 11 p.m. on Fridays and Saturdays. CarMax representatives agreed to this change and indicated that the city was already seeking this change.



Lastly, while I do not believe that this provision can be made part of the general plan, neighbors expressed the desire that CarMax both provide a commitment to heavily employing Milwaukee residents and seek diversity of employment in both the construction phase of this project, as well as with future employment at the auto dealership. I concur strongly with these points and hope that CarMax makes every effort to accommodate this in both spirit and practice.

It is my hope that these changes be included in an amended general plan. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Jim Bohl".

Jim Bohl, Alderman
5th Aldermanic District

JB:so