



July 28, 2008

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SENT BY EMAIL

Mses. Vanessa Koster  
and Kristin Connelly  
Department of City Development,  
Planning Administration  
809 North Broadway, 2nd Floor  
Milwaukee, WI 53202

Dear Mses. Koster and Connelly:

Re: Bishop's Creek  
GPD/DPD;  
File Nos. 080176 and 080268

As you know, this firm represents Bishop's Creek Family Housing, LLC ("CommonBond"). As you also know, CommonBond intends to develop approximately 1.5 acres abutting North 32nd Street at the west located south of West Hampton Avenue (the "Site") into multifamily housing financed with low-income housing tax credits awarded by WHEDA. We anticipate that WHEDA and CommonBond's lenders will require consistency in the zoning ordinances affecting the Site. Accordingly, we respectfully request that this letter be included in, and passed by the Common Council as a part of, both GPD first amendment file no. 080176 and DPD substitute zoning file no. 080268. This letter is intended for clarification only. Except to the extent specifically addressed in this letter, all GPD and DPD submittal materials shall remain unmodified by this letter.

As to GPD first amendment (file no. 080176) only, notwithstanding anything to the contrary in the GPD submittal materials:

- Various residential uses including multifamily and senior housing shall be permitted. License and ownership methodologies may vary and are irrelevant for zoning purposes.
- All references to 17 single and family housing units to the west of the railroad tracks on North 34th Street including the description in

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the "GPD project overview" as well as the vicinity map and "Bishop's Creek Residential Development Sheet" submitted by Barrientos dated March 16, 2007 are deleted.

The statistical sheet for both GPD first amendment (file no. 080176) and DPD (file no. 080268) are set forth below, notwithstanding anything in any submittal to the contrary:

	Square footage*	Acreage*	% of Total
Gross Land Area	68,169 SF	1.56 acres	100%
Land Covered by Principal Building	@20,000 SF	@@.46 acres	29.34%
Land Devoted to Parking Drives and Parking	@30,000 SF	@@.69 acres	44.01%
Land Devoted to Landscaped Open Space	@15,769 SF	@@.36 acres	23.13%
Land Devoted to Playground	@2,400 SF	@@.055 acres	3.52%
Proposed Dwelling Unit Density	@37 units per acre		

\* All square footage and acre numbers are approximate and may vary.

Proposed Dwelling Unit Density	@37 units per acre
Proposed Number of Buildings	1 building (to be constructed by October, 2009)
Dwelling Units per Building	55 units
Bedrooms per Dwelling Units	Dwelling units may have 1, 2 or 3 bedrooms
Parking Spaces Provided	63 parking spaces, all surface spaces no parking structure
Rate to Parking Space per 1,000 SF of Building Area	Just over 1 parking space per 1,000 SF of building area

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Also, for clarification, please note that the City is processing a certified survey map to divide the rezoned lands. Another copy of that certified survey map is enclosed for inclusion with file nos. 080176 and 080268. Once the certified survey map is approved, the lands to be affected by DPD file no. 080268 shall be known and legally described as Lots 1 and 2 of the enclosed Certified Survey Map No. \_\_\_\_\_, a division of Lot B of Block 21 of North Milwaukee Townsite Company's Addition No. 2, in the Northwest 1/4 of the Northeast 1/4, Section 1, Township 7 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Please do not hesitate to contact me with any questions. Thank you for your cooperation in this matter.

Yours very truly,



Deborah C. Tomczyk

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Encs.

cc Ms. Elizabeth Flannery (via email)  
Ms. Falamak Nourzad (via email)  
Mr. William Cummings (via email)