



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

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

Dear Committee Members:

File No. 160693 relates to a Minor Modification to the Detailed Planned Development (DPD) known as Metro Center, Phase 5 for revisions to the landscape plan for Heiser Toyota located at 11301 West Metro Auto Mall, on the south side of West Metro Auto Mall, east of North 114th Street, in the 5th Aldermanic District.

This Minor Modification was requested by Heiser Toyota and will permit changes to the previously approved landscape plan. In 2005, the zoning for this site was changed from a General Planned Development (GPD) known as the Milwaukee Metro Center to a DPD known as Metro Center, Phase 5 (File No. 041696). The DPD approved a first phase, 53,400 square foot building and a possible future building to the east of it. As part of the DPD approval, a landscape plan was approved that included a berm along the south property line to buffer the site from the residences to the south. Since the time the original landscaping was installed in the berm, several trees have died. Heiser Toyota is proposing a minor modification to the DPD to allow changes to the original landscape plan to clean up the landscape berm and replace the dead trees with a mix of Serbian Spruce, Norway Spruce and Black Hills Spruce. Additionally, Heiser Toyota has added additional screening at the neighbors' request in an attempt to better screen the parking lot lighting from their properties.

Since the proposed minor modification modifies the landscaping to better screen the berm area and allows for replacement of trees that have not survived, and is consistent with the previously approved DPD, the City Plan Commission at its regular meeting on January 23, 2017 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Bohl

