



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

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July 20, 2017

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

Dear Committee Members:

File No. 170293 relates to a Minor Modification to the Detailed Planned Development known as Downer Avenue Redevelopment, Phase II to permit changes to the existing building at 2650 North Downer Avenue to allow for a retail and coffee shop with adjacent patio on land located on the east side of North Downer Avenue, south of East Park Place, in the 3rd Aldermanic District.

This zoning change was requested by Stone Creek Coffee and will approve changes to the existing Mulkern building and associated outdoor space. In 2008, approval was granted for changes to the building façade to accommodate a medical office use, which didn't end up occupying the building. The building had previously been occupied by Associated Bank, which has since moved into the ground floor commercial space of the parking structure one block south of this site. Now, Stone Creek Coffee is proposing to occupy the building as a coffee shop and redevelop the surface parking area into an outdoor patio space.

As part of the façade upgrades, building additions and elements that were added on in the 1960's will be removed, as will the drive-through facility on the north side of the site. On the Downer Avenue façade, a walk-up window will be added and operational seasonally. The Park Place (north) façade will be painted with a distressed finish, brick will be infilled as necessary, and metal awnings will be added. Garage doors will also be added to this façade as a nod to the original uses of the Mulkern Building (auto repair). The existing parking lot will be converted to an outdoor patio with the addition of green space and natural materials that include wood tables and benches, planters with grasses and flowers and Edison string lights overhead. The patio will be made of sealed concrete with charcoal colored tumbled brick inserts. On the east edge of the patio will be a rough cut cedar fence.

Since the proposed minor modification is generally consistent with the previously approved DPD, the City Plan Commission recommended at its regular meeting on July 17, 2017 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Kovac

