



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

Rocky Marcoux
Commissioner
rmarco@milwaukee.gov

Martha L. Brown
Deputy Commissioner
mbrown@milwaukee.gov

May 7, 2013

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

Dear Committee Members:

File No. 121762 relates to the change in zoning from Industrial Heavy to Detailed Planned Development, for a mixed-use building, on land located on the north side of West Capitol Drive, west of North 31st Street, in the 1st Aldermanic District.

This zoning change was requested by Century City Training Center B, LLC, and would permit construction of a mixed-use building with a school on the first floor and residences on the upper floors. The residential component would contain up to 43 affordable housing units. An approved MPS-chartered high school, which would focus on a Science, Technology, Engineering and Math ("STEM") curriculum, and an adult job training center would also be located on the site. Green infrastructure improvements designed to manage stormwater on the site would be integrated into the building and landscaped open space. Up to 130 interior and surface parking spaces would be provided for the residential, school and job training facilities. Building materials will include clear, low-E storefront glazing along the first floor of the building, burnished block along the base of the building, and a mix of flat architectural metal panel, burnished block and painted, corrugated metal panel on the upper floors. Large stormwater metal downspouts will be located on the west façade.

On May 6, 2013, a public hearing was held and at that time, an owner of a business across the street spoke in opposition of the proposal. He stated that bus and auto traffic to and from the existing school south of his property and east of this subject site interferes with truck traffic and access to loading docks for his business tenants. Since the proposed change is consistent with the Near North Side Comprehensive Area Plan and the 30th Street Corridor Economic Growth and Transportation Plan, the City Plan Commission at its regular meeting on May 6, 2013, recommended approval of the subject file, conditioned on the developer providing a traffic impact study that includes the current proposal, and existing conditions, including the existing school bus traffic and manufacturing business truck traffic, across North 31st Street.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Ashanti Hamilton

