



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

Lafayette L. Crump
Commissioner

Sam Leichtling
Deputy Commissioner

CITY PLAN COMMISSION --

Resolution approving site changes and exterior building modifications to an existing multi-tenant building located at 1010 West Layton Avenue, on the north side of West Layton Avenue, east of South 13th Street, relative to a Development Incentive Zone Overlay known as Bouraxis Layton, in the 13th Aldermanic District.

- Analysis -

This resolution approves exterior building modifications and site changes to an existing multi-tenant commercial building located at 1010 West Layton Avenue, on the north side of West Layton Avenue, east of South 13th Street.

Whereas, The City of Milwaukee has established a permitted use list and design standards for developments and site work on properties located within the Bouraxis Layton (aka 938 W. Layton Av.) Development Incentive Zone (DIZ) Overlay that was established by Section 295-1007.0007 of the former Milwaukee Code, and the subject site at 1010 West Layton Avenue is located within the DIZ Overlay, on the north side of West Layton Avenue and east of South 13th Street; and

Whereas, In June 2005, the City Plan Commission approved a site plan and building elevations for the construction of the subject 22,348 square foot multi-tenant commercial building as it relates to the DIZ Overlay; and

Whereas, ArchWell Health will be occupying 6,045 square feet of tenant space within the building as a medical office, which is a permitted use in the DIZ Overlay; and

Whereas, The DIZ Overlay standards require the building to have a storefront window system with vision glass at the first level, and a minimum of 50 percent of the glazing within the tenant spaces along the primary frontage must be transparent, vision glass; and

Whereas, Modifications are proposed to the south elevation of the building fronting West Layton Avenue to accommodate the medical office use, including replacing an existing door with storefront glass, changing swinging doors to sliding doors, removing storefront glass to accommodate a fire riser room, and obstructing a portion of the existing glazing to accommodate patient exam rooms; and

Whereas, ArchWell Health is proposing to obscure 47 percent of the existing windows within its tenant space with a light grey film, which meets the DIZ Overlay standard of not exceeding 50 percent coverage; and

Whereas, As part of this proposal, other items will be brought into compliance with the DIZ Overlay and zoning code requirements, including the addition of a pedestrian connection from West Layton Avenue to the building and updating the landscaping plan to meet the parking lot screening and landscaping requirements of the Zoning Code as well as the additional plantings required within the curbed landscape islands on either side of the building along Layton Avenue; and therefore, be it

Resolved, By the City Plan Commission of Milwaukee that the proposed site and building modifications at 1010 West Layton Avenue as they relate to the Bouraxis Layton Development Incentive Zone Overlay are hereby approved conditioned on 1. Opaque film being added to the transom windows initially planned as clear glazing, and 2. Landscaping plan and plantings will meet the City's standards; and, be it

Further Resolved, That the owner, or their assignees, are responsible for maintaining site improvements in accordance with approved plans; and, be it

Further Resolved, That the Department of City Development is authorized to review and approve minor modifications, such as building and site signage of said building deemed necessary to complete the development and which are consistent with the approved design standards and the Milwaukee Code.

CPC 6/30/2025 CONDITIONALLY APPROVED.