



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

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May 19, 2017

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

Dear Committee Members:

File No. 161711 relates to the First Amendment to the Detailed Planned Development known as Block 7 - Arena Master Plan for development of a mixed-use building on the west side of the site bounded by West McKinley Avenue, North 5th Street, West Juneau Avenue and North 6th Street, in the 6th Aldermanic District.

This zoning change was requested by Royal Capital Group LLC and will permit Phase 2 development on the site, which includes a mixed-use residential building on the west side of the site, adjacent to the mixed-use parking structure that is currently under construction. Specifically, the proposed 6-story building will be oriented toward North 6th Street, and will be attached to the west side of the mixed-use parking structure. The building will include ground floor commercial space and approximately 107 residential units on the upper floors. Building materials will include large format masonry at the base and flat panel cement board siding on the upper floors. Unit masonry will be used on a portion of the elevation facing Juneau Avenue. There will be a mix of Juliet and full balconies on the upper floors. Residential parking will be made available to residents of this development at the neighboring parking structure (Block 7 Phase I).

On May 15, 2017, a public hearing was held and at that time, a representative from the Halyard Park Neighborhood Association inquired as to whether there will be affordable residential units as part of the project. The developer stated that they are still exploring multiple financing options for this project, so this is not yet known. Since the zoning change is consistent with the General Planned Development zoning, the City Plan Commission recommended at its regular meeting on May 15, 2017 recommended approval of the subject file, conditioned on submitting a final narrative that clarifies items such as permitted uses, site statistics and bicycle parking standards; final drawings that include details on treatment of service doors and undersides of the balconies, as well as the scoring pattern of the cement board; and providing material and glazing samples.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Coggs

