



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

**Rocky Marcoux**  
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Deputy Commissioner  
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April 14, 2015

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

Dear Committee Members:

File No. 141407 relates to the First Amendment to the Detailed Planned Development (DPD) known as Westlawn Revitalization - Phase 1 for construction of a management and maintenance facility for the Westlawn Garden development at 6236 West Birch Avenue, located on the north side of West Birch Avenue, east of North 64th Street, in the 2nd Aldermanic District.

This amendment was requested by the Housing Authority of the City of Milwaukee (HACM), and will allow for construction of a new management and maintenance facility for Westlawn Gardens. An amendment to the DPD is necessary as this building was part of the General Planned Development (GPD) master plan, but was not included among the buildings that were approved as part of the original DPD. The building is now ready to be constructed. The site currently consists of a surface parking lot. The building will be placed on two-thirds of the lot, and the one-third of the lot will remain as-is. The building will front onto Birch, and the other three sides of the building face public alleys. The proposed building will be utilized as maintenance and management offices for Westlawn Gardens. Tenant services provided on site will include leasing of units and taking in maintenance work orders. There will be a maintenance bay and workshop to house vehicles and work benches for general maintenance of the buildings.

This item was first heard at the March 16, 2015 City Plan Commission and was referred to staff due to the commissioners' concerns regarding the building's interaction within the neighborhood and with the people who would be utilizing the building. The commissioners recommended that the file be held for one cycle as developers continue to work with DCD staff on final design details. HACM and its architects worked with DCD staff to address the commissioners' concerns, and alterations were made to the north (rear) and east facades of the building to further articulate the elevations. The east elevation, which is along an alley but is partially visible from Birch Street, has been further activated with changes in material colors and patterns/scoring. The north, rear-facing, elevation has also had color changes incorporated into the design to further break down the massing. HACM has also expressed a desire to include small activities in the lobby for young children whose parents or guardians are visiting the site.

On April 13, 2015, HACM presented the updates to the commissioners that reflected their prior concerns. Since the proposed amendment is consistent with the previously approved GPD and addresses the commissioners' concerns, the City Plan Commission at its regular meeting on April 13, 2015 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Joe Davis

