



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

Ald. Spiker  
13th Ald. District

## CITY PLAN COMMISSION ZONING REPORT

**File No:** [250280](#)

**Location:** 1010 W Layton Avenue; on the north side of West Layton Avenue, east of South 13<sup>th</sup> Street

**Applicant/Owner:** ArchWell Health (Applicant)

**Current Zoning:** Local Business (LB1) and within a Development Incentive Zone ([DIZ](#)) Overlay known as Bouraxis Layton (aka 938 W. Layton)

**Proposed Zoning:** Project Approval as it relates to the DIZ Overlay

**Proposal:**

The property located at 1010 W. Layton Avenue is zoned Local Business (LB1) and within the Bouraxis-Layton Development Incentive Zone (DIZ) Overlay. The DIZ Overlay was created in 2005 for the subject site, and establishes permitted and prohibited uses, as well as design standards for developments within the Overlay zone. Where the Overlay is silent, the base (LB1) zoning standards continue to apply. In 2005, following the establishment of the DIZ Overlay, the City Plan Commission approved building plans for the Phase 1 and Phase 2 buildings within the subject site. The Phase 1 multi-tenant commercial building has been constructed on the west portion of the site and is the subject of this file. The Phase 2 commercial building has not yet been constructed on the east portion of the site, which remains vacant.

The applicant, ArchWell Health, will occupy approximately 6,000 square feet of space within the existing multi-tenant building and operate a medical office. ArchWell Health provides primary medical care services to individuals over the age of 60. A medical office use is permitted within the DIZ Overlay. Interior alterations will be necessary for this use, including build-out of a reception/waiting area, exam rooms, and staff support areas. There will be improvements to the lighting, HVAC, and interior finishes. Additionally, some modifications are proposed to the exterior of the building and are subject to the applicable DIZ Overlay design standards. The applicant will also bring the landscaping and screening of the existing parking lot around the perimeter of the building up to the zoning code and DIZ Overlay standards as well as add the required pedestrian connection from W. Layton Avenue to the building.

**DIZ Review:**

The applicant will be occupying an existing building and associated parking lot, so many of the design standards do not apply. However, the proposed alterations to the south (Layton Avenue) façade of the building do apply. The alterations include replacing an existing glass door with a storefront window, replacing swing entrance doors with sliding doors, removing storefront glass to accommodate a fire riser room, covering windows that are adjacent to patient exam rooms.

The DIZ Overlay requires that buildings have a store front window system with vision glass at the ground level. The minimum glazing along the primary frontage is 50% based on the lineal frontage of the first floor. Glazing on the first floor of the building and entrances must be transparent, vision glass. Low-E glass without tinting may be used. Opaque glazing cannot be substituted for vision glass where vision glass is required but may be used in other areas as an architectural element if it is compatible with the overall design.

For this medical office use, tinted film on the glazing is necessary on a portion of the south facing storefront to allow for a fire riser room and privacy for patients. Currently, 66' – 11", or 68% of the tenant space frontage facing Layton Avenue is comprised of clear vision glass. ArchWell Health is proposing to cover 31' – 5", or 47% of the gazed frontage with a neutral grey opaque window film (with a wall built along the windows on the interior of the building, adjacent to the patient exam rooms). The balance of the windows within the tenant space, which constitutes 53%, will remain open and unobstructed. This meets the DIZ Overlay requirement of retaining a minimum of 50% of the windows with clear glazing.

The DIZ Overlay and zoning code require a pedestrian connection from W. Layton Avenue to the building. As part of this proposal, a 5-foot-wide concrete pedestrian connection with ramp will be added from the bus stop located along W. Layton Avenue to the building near the main entrance of the office. The pedestrian connection will be ADA compliant.

Additionally, the DIZ Overlay states that the parking lot screening and landscaping must meet the requirements of the zoning code, and the landscaping within the curbed islands adjacent to the building along the Layton Avenue frontage must each contain two trees in addition to the Zoning Code-required plantings. The applicant is proposing significant enhancements to the existing parking lot landscaping to bring the quantity, type, and placement of plantings up to code. The DIZ Overlay requirement for placing two trees within the two curb landscape islands is being met as well. For the western curb island, however, only one tree can be planted due to the presence of an existing gas line. As an exchange, the applicant has added an additional tree within the planting area along Layton Avenue as well as additional perennials within the curbed island.

The applicant is proposing one Type A wall sign on the Layton Avenue elevation that is approximately 60 square feet in size. This sign is consistent with the DIZ Overlay standards with respect to the sign quantity, type, and size. Additionally, ArchWell Health will add two tenant face plates to the existing freestanding

monument sign located along W. Layton Avenue, which is not in conflict with the DIZ Overlay standards.

Staff has reviewed the proposal and concluded that the applicable DIZ standards have been met. See also the zoning review matrix provided by the applicant for a more detailed assessment of the applicable design standards as they relate to the DIZ Overlay.

**Adjacent Land Use:**

A mix of industrial uses are located around the property, including industrial light (IL1) and industrial office (IO1). There are commercial uses to the south (zoned LB1).

**Consistency with Area Plan:**

The proposed medical office is within the Southeast Side plan Area. The Southeast Side Area Plan was approved by the Common Council in 2008 and has been amended since then. Overall, the proposed development is consistent with the aims of the Comprehensive Plan.

The medical use will provide additional healthcare options for residents in a convenient location, served by transit. The proposed development reuses an existing building and makes improvements to both the building and site. Efforts have been made to provide glazing within the tenant space to the extent possible while also ensuring necessary privacy for the proposed medical use. Proposed landscaping improvements and creating a pedestrian pathway through the parking lot, between the transit stop and building, are significant improvements.

**Previous City Plan Action:**

6/6/2005 – City Plan Commission conditionally approved a site plan and building elevations for the construction of a 22,348 square foot and 6,180 commercial buildings at 938 West Layton Avenue, relative to a Development Incentive Zone known as Bouraxis Layton LLC established by Section 295-1007.0008 of the former Milwaukee Code, in the 13<sup>th</sup> Aldermanic District.

6/6/2005 (referred to staff on 4/18/2005) – City Plan Commission recommended approval of the change in zoning from Industrial Light (IL1) to Local Business (LB1) for the property located at 938 West Layton Avenue, in the 13<sup>th</sup> Aldermanic District. (FN [041582](#))

06/06/2005 (referred to staff on 4/18/2005) – City Plan Commission recommended approval of an ordinance establishing a Development Incentive Zone (DIZ), on land located at 938 West Layton Avenue, in the 13<sup>th</sup> Aldermanic District. (FN [041595](#))

**Previous Common Council Action:**

7/6/2005 – Common Council approved the change in zoning from Industrial Light (IL1) to Local Business (LB1) for the property located at 938 West Layton Avenue, in the 13<sup>th</sup> Aldermanic District. (FN [041582](#))

07/06/2005 – Common Council approved an ordinance establishing a Development Incentive Zone (DIZ), on land located at 938 West Layton Avenue, in the 13th Aldermanic District. (FN [041595](#))

**Recommendation:**

Since the proposed alterations to the exterior of the south building façade to accommodate the medical office use are consistent with the DIZ Overlay standards, and other elements required by the DIZ Overlay and Zoning Code, including but not limited to a pedestrian connection and landscaping, will be brought into compliance as part of this proposal, staff recommends approval of the subject file.