

February 20, 2003

To the Honorable Common Council  
Zoning, Neighborhoods and  
Development Committee  
City of Milwaukee

Dear Committee Members:

Attached is File No. 021424, being a substitute ordinance relating to the change in zoning from Local Business (LB2) to Detailed Planned Development (DPD) known as Campus Town, located on the north side of West Wells Street and east of North 15<sup>th</sup> Street, in the 17th Aldermanic District.

This zoning change includes an existing 63-unit building used for student housing with first floor commercial uses and parking and will allow for the construction of a 5-story addition. The new building will provide 61-units for student apartments on the second through fifth floor and Marquette University offices, student lounges and study areas on the first floor.

The building will be similar in architectural style to the existing building. The exterior will be brick with dryvit infill. Dryvit is proposed along the fifth floor. The existing signage will remain.

On Monday, February 17, 2003, the City Plan Commission held a public hearing. At that time, no one spoke in opposition to the proposed detailed planned development. Since this proposed zoning change is consistent with the general planned development and City plans for the area, the City Plan Commission at its regular meeting on February 17, 2003 recommended approval of the attached substitute ordinance conditioned on the following:

1. Revise all site, utility and grading plans to reflect entire detail plan boundary
2. Work with staff on alternative fifth floor materials and design
3. Provide landscape screening and upgrade landscaping along existing surface parking lots
4. Provide location and details of proposed signage consistent with existing Campus Town signs

Sincerely,

Julie A. Penman  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Hines