



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

Lafayette L. Crump
Commissioner

Vanessa L. Koster
Deputy Commissioner

May 7, 2024

To the Honorable Members of the
Zoning, Neighborhoods, and Development Committee
City of Milwaukee
City Hall, Room 301-B

Dear Committee Members:

File Number 231936 refers to the change in zoning from Detailed Planned Development (DPD) known as University Club to Downtown – Residential and Specialty Use (C9B) for the property located at 924 East Wells Street, located on the north side of East Wells Street, west of North Prospect Avenue, in the 4th Aldermanic District.

This site, inclusive of the existing historic 6-story building, was rezoned to DPD in 2003 at the time the parcel was divided to accommodate the construction of the University Club Tower to the north. The DPD zoning retained the existing University Club facility, which included meeting rooms and banquet facilities for its members. The University Club closed its facilities at this site at the end of 2023, and entertained offers to purchase the property. A prospective buyer, Wells Street LLC, has requested a zoning change to allow for other uses within the existing building other than the currently allowed social club use. The proposed C9B zoning district is designed and intended to allow a compatible mix of urban activities which together result in a cohesive district offering a variety of residential, employment-generating, and neighborhood-serving or specialty retail uses. The site will retain its local historic designation.

The City Plan Commission held a public hearing at its regularly scheduled meeting on May 6, 2024. At this time, the applicant answered questions regarding their proposal. A member of the public was present and inquired about potential changes to the exterior of the building. The applicant confirmed there are no plans for changes to the exterior outside of restoration. At the conclusion of the public hearing, the City Plan Commission recommended approval of the subject file.

Sincerely,

 for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

c: Ald. Bauman

