



**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. 161708 relates to the change in zoning from Commercial Service (CS) to a Detailed Planned Development (DPD) known as City Place for a multi-family development on land located on the north side of West Walnut Street, west of North 5th Street, in the 6th Aldermanic District.

This zoning change was requested by the Vanguard Group and will permit multi-family residential development on the sites. The land is currently owned by the Redevelopment Authority of the City of Milwaukee (RACM), and is intended to be sold to the developer. The first building, City Place 1, is located at the intersection of 5th Street and Walnut Avenue, and will consist of 4 stories and 51 apartments. Of these, 43 units in this building will have income restrictions, while the remaining eight are market rate. The frontage onto Walnut contains the building lobby and associated common areas, while the side facing 5th Street is comprised of a series of 12 town houses with individual entrances. The building has a basement parking structure that will include up to 37 cars, bicycle parking, and resident storage. There will also be a small surface parking lot located at the rear of the building for residents. The parking will be accessed via the existing north-south alley.

The second building, City Place 2, located at the corner of 5th Street and Vine, will consist of 2 stories and 9 market rate, two bedroom townhomes. Each townhouse has an individual 1.5 car garage located off the rear of the building and accessed via the existing north-south alley. The third building, City Place 3, is located at the corner of Sixth and Vine, and will consist of 3 stories and 30 market rate apartments, including 4 walk up townhomes with individual entrances. An enclosed, tempered, at grade garage with space for up to 31 cars (accessed from the north-south alley) as well as bicycle parking will be provided to the rear of the building. Building materials will consist mostly of a combination of fiber cement panels and masonry. Per the applicant, the development will be phased, with City Place 1 being constructed first. The intent is for the City Place 2 and 3 to be constructed shortly after the completion of the first building.

On May 15, 2017, a public hearing was held and at that time, a representative from the Halyard Park Neighborhood Association spoke in support of the proposal. Another person spoke in favor of the proposal, stating that these lots have been vacant for years, and development will be beneficial to the neighborhood. One person spoke in opposition to the proposal, and inquired about the RFP process for selling these lots. Since the proposed zoning change is consistent with the current zoning of the site (aside from density), and is consistent with the Northeast Side Comprehensive Area Plan, 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 site statistics, refuse collection, bicycle parking, phasing of the development, and permitted uses; final drawings that include information regarding the balcony railings and undersides, section cuts to demonstrate building modulation, and other design comments; and providing material samples.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Coggs

