



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

Rocky Marcoux
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November 15, 2017

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

Dear Committee Members:

File No. 170998 relates to a Minor Modification to the Detailed Planned Development known as Block 7 - Arena Master Plan to permit changes to the number of residential units and building elevations for a previously approved mixed-use building on the west side of the site bounded by West McKinley Avenue, North 5th Street, West Juneau Avenue and North 6th Street, in the 6th Aldermanic District.

This Minor Modification was requested by Royal Capital Group LLC, and will increase the total number residential of units from 107 to 112 and permit changes to the previously approved building elevations for the mixed-use building that will be constructed on the west side of the site. In January 2016, a General Planned Development (GPD) was established for the entire, 8 block Arena Master Plan. Subsequently, in May 2016, a Detailed Planned Development (DPD) known as Block 7 – Arena Master Plan was approved as FN 151654 for a mixed-use parking structure with a future mixed-use residential building on the west end of the site. Details of this mixed-use residential building were approved in June 2017 as FN 161711, and included a 6-story, 107-unit residential building above 13,500 square feet of commercial space.

Since obtaining approval of the DPD, the applicant/developer has finalized the programming of the building and evaluated the square footage of the commercial space. This Minor Modification to the DPD will increase the number of residential units from 107 to 112 and reduce the square footage of the commercial space. The additional residential units will be placed along the first floor where the commercial space is removed. Additionally, some minor changes to the building elevations and signage are proposed and noted in detail in Exhibit A.

Since the proposed minor modification is consistent with the previously approved DPD zoning, the City Plan Commission at its regular meeting on November 13, 2017 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Coggs

