



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

**Rocky Marcoux**  
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Deputy Commissioner  
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March 18, 2016

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

Dear Committee Members:

File No. 151546 relates to the change in zoning from Residential Office to a Detailed Planned Development for a mixed-use building at 1832-1840 North Farwell Avenue, located on the east side of North Farwell Avenue, south of East Kane Place, in the 3rd Aldermanic District.

This zoning change was requested by Wiechmann Enterprises Unlimited, and will permit a mixed-use building to be constructed at 1832-1840 North Farwell Avenue. This zoning change will permit construction of a 13-story mixed use building. Up to 153 residential units and two guest suites will be located on the upper floors of the building. Approximately 215 parking spaces will be provided on the lower level and floors 1 – 4 of the building, of which 189 spaces will be available to the residents (1 space per bedroom) and 26 spaces will be utilized by the commercial tenants. Commercial and office space will line the first 4 floors of the building, allowing for the Farwell façade to be fully activated. All loading and parking will occur off the existing alley.

The 13-story building entails a four-story base that will include active uses along the street and parking behind. The tower portion of the building steps back substantially on the north side; adjacent to an existing single-family home, to maintain the massing that currently exists with the existing four-story building. The building will be set up to the property line on the west (Farwell), north, and east (alley-facing) sides. The south side will be set back from 0' up to 9' from the property line. Uses permitted in the commercial portions of the building are consistent with the uses permitted under the current, RO2, zoning. It is anticipated that a deli/restaurant will occupy the first floor space, and an office will occupy the second floor commercial space.

Exterior building materials will consist of a combination of face brick, cast stone, architectural metal panel and aluminum storefront glazing. The rooftop of the four-story plinth will be a green roof tray system. Staff has requested additional details on the undersides of the balconies and overhangs of the first floor stories, as they will be visible from the street and detailing is integral to the design of the base of the building. All parking and loading, including tenant move-ins/outs, will be accessed from the existing alley at the rear of the site.

On March 14, 2016, a public hearing was held and at that time, nobody spoke in opposition to the proposal. Since the proposal is consistent with adjacent uses and the recommendations of the Northeast Side Comprehensive Area Plan, the City Plan Commission at its regular meeting on March 14, 2016 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Kovac

