



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

**Rocky Marcoux**  
Commissioner  
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**Martha L. Brown**  
Deputy Commissioner  
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October 7, 2013

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

Dear Committee Members:

File No. 130701 relates to a minor modification to the Detailed Planned Development (DPD), for changes to the parking layout, on land located on the north side of East Brown Street and west of North Holton Street, in the 6th Aldermanic District.

This minor modification was requested by Vanguard Development Group, LLC, and would permit changes to the parking configuration and layout for the previously approved multi-family residential building. The exterior exposed parking would now be enclosed with a concrete masonry unit (CMU) wall. This CMU wall will not be visible from the primary elevations, only the north and west elevations. Additionally, exterior louvers were removed due to modifications made to the HVAC system, which simplifies the primary exterior elevations. Amenities on the ground floor have been rearranged in order to account for a riser and mechanical room. The living units will continue to line the primary elevations of Brown and Holton. The corrugated metal material along the first floor of Holton Street may be substituted for burnished block.

Since the proposed change is consistent with the previously approved DPD, the City Plan Commission at its regular meeting on October 7, 2013 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Milele Coggs

