



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

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November 10, 2016

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

Dear Committee Members:

File Nos. 160618 and 160619 relate to the change in zoning from General Planned Development (GPD) to a Detailed Planned Development (DPD) known as Westlawn Revitalization - Phase II and the Second Amendment to a DPD known as Westlawn Revitalization – Phase 1 for redevelopment on land located on the south side of West Silver Spring Drive, between North 60<sup>th</sup> Street and North 68<sup>th</sup> Street, in the 2nd Aldermanic District.

These zoning changes were requested by the Housing Authority of the City of Milwaukee and will approve specific development plans for the remainder of Phase I on the east side of Westlawn and Phase II on the west side of the Westlawn redevelopment. In 2010, the east side of Westlawn (between North 60<sup>th</sup> and North 64<sup>th</sup> Street) was rezoned to a DPD for multi-family development, and subsequently amended in 2014 to approve a maintenance and management building. Approximately 250 residential units have been constructed on this portion of Westlawn, and this 2nd Amendment to the DPD for the east side will approve plans for the remaining 165 residential units (for a total of 415 units), as well as improvements to the outdoor spaces. The western portion of Westlawn (between North 64<sup>th</sup> and North 68<sup>th</sup> Street) is currently zoned GPD. This rezoning to DPD will approve plans for residential and mixed-use commercial buildings that will total approximately 585 units. Currently, 392 units exist on the site.

The residential units for the east and west sides of Westlawn will include a mix of one and two bedroom multifamily units as well as family units of two, three and four bedrooms in a combination of townhomes, side-by-side and bungalow types. The units will front a network of new streets that sit within a combination of existing and proposed rights-of-way, and will also have access from the rear to new alleys that will handle off-street parking and service needs. A pedestrian street is proposed for the west side, which will serve as a greenway that terminates at a new park.

The building designs are compatible with the previously approved, and constructed, buildings for the east side of Westlawn. Building types vary from single- up to multi-family buildings, as well as mixed-use commercial buildings that have flex space on the first floor that can be utilized as either residential or commercial. Building materials include a mix of face brick, cementitious siding and panels, metal panel, high pressure laminate composite panel, precast concrete/stone/cast stone veneer, and decorative concrete masonry units. Window systems will be vinyl and fiberglass for residences and aluminum storefront at retail or commercial spaces. All glazing will be tinted, low-e. All balconies, where proposed, will be wood or composite of metal with metal or wood railing systems. The color selections for all of the buildings will be a combination of earth tones and neutrals, and will be compatible with the local neighborhoods.

Landscape treatments are proposed for the perimeter of buildings, as screening for equipment and parking, and to define open spaces. Several green spaces are proposed throughout the west side of Westlawn, including landscape mews between North 66<sup>th</sup> Street and North 64<sup>th</sup> Street, and Birch Avenue and Silver Spring Drive; a neighborhood park at the intersection of Birch and Custer, and the “Backyard Park” at the intersection of Sheridan and 64<sup>th</sup> Street.



On November 7, 2016, a public hearing was held and at that time a resident of Westlawn, who is also a case manager for the residents, spoke in support of the development, stating that they have been meeting regularly with residents on the west side who are in the midst of having their housing relocated off site in preparation for the redevelopment. Since the proposed files are consistent with the previously approved DPD and GPD and the plans for the Westlawn redevelopment, the City Plan Commission recommended at its regular meeting on November 7, 2016 recommended approval of the subject files conditioned on submitting final narratives and drawing sets that incorporate staff comments.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Johnson