



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

Rocky Marcoux
Commissioner
rmarco@milwaukee.gov

Martha L. Brown
Deputy Commissioner
mbrown@milwaukee.gov

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

Dear Committee Members:

File No. 150176 relates to the Second Amendment to a Detailed Planned Development known as Greenwich Park Apartments for changes to the previously approved building design on land located north of East North Avenue and west of North Farwell Avenue, in the 3rd Aldermanic District.

This zoning change was requested by Mercy Housing Lakefront, and would permit changes to the previously approved building elevations. In 2013, the Common Council approved a two-phased project that included a six-story, 56 unit residential building with associated parking in the first phase, and a second, six-story building that would be connected to the first building, with up to 44 additional residential units (for a total of 100 units) and associated parking for the residents and US Bank employees in the second phase. This amendment to the DPD includes a decrease in the number of units to 93, with up to 53 residences in the first phase and up to 40 units in the second phase. Additionally, due to unforeseen environmental and utility issues, the construction type for the building had to change. As a result, the building design is proposed to be modified to change glass corners and ribbon windows that a wood framed structure cannot support. The site plan remains largely unchanged from the previous approval.

Building materials have changed slightly with the building design. Corrugated metal has been replaced with metal panel, and cement board is being utilized on upper portions of the buildings in several places in lieu of storefront glass and corrugated metal. The US Bank drive-through entrance element will remain unchanged.

The architect has worked with the East North Avenue Architectural Review Board (ARB) and is continuing to work with DCD Planning Staff to ensure that as many design details are retained in the building design as possible. A few details are still being discussed, including adding a construction detail on the south-facing façade of the Phase 2 building (which will face East North Avenue) and elsewhere on the building, if possible, to ensure that a 2 inch window depth is provided.

On June 8, 2015, a public hearing was held and at that time, nobody spoke in opposition. Since the proposed amendment is consistent with the approved area plan and surrounding land uses, the City Plan Commission at its regular meeting on June 8, 2015 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Nik Kovac

