



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

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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. 161472 relates to a Minor Modification to a Detailed Planned Development (DPD) to permit changes to a previously approved mixed-use development located at 1500-1534 West North Avenue, on the north side of West North Avenue between North 15th Street and North 16th Street, in the 15th Aldermanic District.

This Minor Modification was requested by Evergreen Real Estate Group and will permit changes to the previously approved mixed-use development. In September 2016, a DPD was established to permit construction of a 4-story mixed-use building with first floor commercial space and 26 residential units above. Additionally, the adjacent, historic Blommer Building will be redeveloped into 38 residential units, for a total of 64 units between the two buildings. Since that approval, the development team has continued to work with the State Historic Preservation Office (SHPO) to ensure that the design of the new building is compatible with the historic building, and the restoration of the historic building is acceptable per the National Park Service (NPS) standards. Some changes have come about based on these conversations with SHPO. Other minor changes are proposed. These changes include, but are not limited to changes in window patterns and designs, including along the ground floor North Avenue façade of the new building, partial removal of the fourth floor in the new building, exchanges of materials from cementitious panels to cementitious lap siding and batt board panels in specific areas on the new building, and removal of one parking space to accommodate a transformer.

Since the proposed changes are necessary to accommodate construction requirements and the recommendations of the State Historic Preservation Office, the City Plan Commission at its regular meeting on June 26, 2017 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Stamper

