



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

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July 15, 2013

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

Dear Committee Members:

File No. 130153 relates to the change in zoning from Multi-Family Residential (RM2) to Detailed Planned Development (DPD), for a mixed-use building, on land located on the south side of West Wisconsin Avenue, west of North 89th Street, in the 10th Aldermanic District.

This zoning change was requested by Wisconsin Lutheran College, and would permit a six-story, mixed-use building with residences above parking and classroom space. Specifically, the ground floor would contain enclosed parking for 37 cars on the south end of the site and classroom space along Wisconsin Avenue on the north end. Above the classroom space, there would be 54 residential units, 53 of which would have four beds, for a total of 211 beds. An additional 16 surface parking stalls would be available south of the building, for a total of 53 onsite parking spaces. This building will be a private dormitory for Wisconsin Lutheran College students, and will include on-site management.

Building materials will include brick masonry and metal panel. Storefront glazing will be used on the first floor along Wisconsin Avenue, at 89th Street and around the southeast corner of the building at the second floor. There will be one building sign along Wisconsin Avenue that will not exceed 12" x 8". The sign will have raised metal letters. The main residential entrance will be along 89th Street, with a secondary entrance adjacent to the surface parking on the south elevation. There will be two entrances to the classroom space along Wisconsin Avenue.

On July 15, 2013, a public hearing was held and at that time, one nearby resident appeared in support of the project. Since the proposed change is consistent with the recommendations of the West Side Comprehensive Area Plan, the City Plan Commission at its regular meeting on July 15, 2013 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Michael Murphy

