



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

Rocky Marcoux
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September 29, 2015

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

Dear Committee Members:

File No. 150609 relates to a minor modification to the Detailed Planned Development for 2001 North Holton Street for changes to the site plan and parking 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 will permit changes to the site layout and parking for the previously approved multi-family residential building. Per the previous minor modification, the exterior exposed parking is now enclosed with a concrete masonry unit (CMU) wall. The developer is requesting that the CMU walls remain unfinished at the exterior face. Staff has expressed concern regarding this request for both maintenance and aesthetic reasons. However, the developer has stated that this is necessary for financial purposes. The owner intends to deed a small sliver of property on the northwest corner of the site to the neighbor immediately north. The deed will allow the neighbor to have direct access to the existing alley for private use. Site statistics have been updated to reflect this change. Mechanical louvers have been added to the east elevation along Holton Street, and exterior surface parking stalls (9) have been removed. All parking is now within the covered parking garage, for a ratio of 1 stall per residential unit. The developer has requested the removal of these stalls for safety reasons. Finally, landscaping in the courtyard of the site has been reduced.

Since the minor modification is consistent with the previously approved DPD, the City Plan Commission at its regular meeting on September 21, 2015 recommended approval of the subject file conditioned on removing the request for untreated CMU at the rear elevations. This product should be of finished quality for aesthetic and maintenance purposes.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Milele Coggs

