



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

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December 6, 2016

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

Dear Committee Members:

File No. 160917 relates to the change in zoning from Local Business to a Detailed Planned Development known as 3600@Villard for mixed-use development at 3619, 3621 and 3633 West Villard Avenue, located on the south side of West Villard Avenue, east of North 37th Street, in the 1st Aldermanic District.

This zoning change was requested by Index Development Group and will allow for mixed-use development on the subject sites. The 4-story building will consist of multi-family residential units with approximately 2,000 square feet of commercial space located on the first floor, and an attached one-story parking structure as an accessory use. The building will contain up to 43 residential units, which will be a mix of 1, 2 and 3 bedroom unit types. Eight of the units will be walk-up units with direct access from Villard or 37th Street. The parking structure will contain 26 parking spaces and additional bicycle parking for the residents. The building will be constructed with metal cladding and brick, and will have an open roof deck on the 2nd floor at the southern end over the parking structure.

On December 5, 2016, a public hearing was held, and at that time, a representative from the Northwest Side Community Development Corporation attended in support of the proposal. Since the proposed zoning change is generally consistent with the Near North Comprehensive Area Plan, the City Plan Commission recommended at its regular meeting on December 5, 2016 recommended approval of the subject file conditioned on submitting final exhibits with staff comments incorporated into them.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Hamilton

