



**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

March 13, 2019

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

Dear Committee Members:

File No. 181488 relates to a Minor Modification to the Detailed Planned Development known as 3600@Villard to change the previously approved, enclosed parking to surface parking for a mixed-use development at 3611, 3615, 3619, 3621 and 3633 West Villard Avenue, located on the south side of West Villard Avenue, east of North 37th Street, in the 1<sup>st</sup> Aldermanic District.

In 2017, a Detailed Planned Development known as 3600 @ Villard was approved to allow the construction of a 43-unit, mixed-use building with 26 enclosed parking spaces at the back of the property (FN 160917). The applicants, Brinshore Development and Index Development Group, are now requesting that the enclosed parking become a surface parking lot which will include up to 27 spaces. The painted concrete masonry unit wall at the south and east facades enclosing the parking and the amenity deck, once on the roof of the enclosed parking, will both be removed from the project. The surface parking lot will be enclosed with a maximum 2'-0" high painted concrete masonry unit retaining wall topped with a 6'-0" decorative metal fence. The transformer will be located outside on a concrete pad at the south east corner of the site. The parking will be illuminated with wall mounted lighting on the south and east facades of the building. The street facades will remain unchanged and parking access will remain from the overhead door at the west side of the building. The trash collection will remain enclosed within the building.

At the March 11<sup>th</sup> City Plan Commission meeting, the applicants spoke about the project and the affordable units targeting tenants with incomes less than 60% of the area median income. They estimated that they would close on the properties in May or June of this year and that construction would be complete by mid-2020. Since the proposed minor modification is consistent with the previously approved DPD zoning with respect to the location of the parking, and the change does not affect the street-facing facades of the building nor is the parking visible from the street, the City Plan Commission, at its regular meeting on March 11, 2019, recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Pres. Hamilton

