



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

**Rocky Marcoux**  
Commissioner  
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Deputy Commissioner  
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June 6, 2018

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

Dear Committee Members:

File No. 171881 relates to a Minor Modification to the Detailed Planned Development (DPD) known as Westlawn Revitalization - Phase II to allow changes to the previously approved site plan and elevations for the proposed building to be located at 5565 North 66<sup>th</sup> Street, on the south side of West Silver Spring Drive, west of South 66<sup>th</sup> Street, in the 2nd Aldermanic District.

This Minor Modification was requested by the Housing Authority of the City of Milwaukee (HACM) and will approve changes to the previously approved site plan and building elevations for building 2.2 of Westlawn Revitalization - Phase II, which is located at the corner of North 66<sup>th</sup> Street and West Silver Spring Drive. A DPD known as Westlawn Revitalization – Phase II was approved for the west side of Westlawn in November 2016 (File No. 160618) and included plans for residential and mixed-use commercial buildings on the west side of Westlawn that total approximately 585 units. Due to budgetary constraints, HACM is requesting changes to the previously approved building design and site plan, including the building footprint and material designations. The proposed building is a 3-story wood framed slab on grade structure and consists of 47 1- and 2-bedroom units with amenity/retail spaces on the ground floor. The residential main entry is located off of 66<sup>th</sup> Street and the amenity/retail space entry is near the corner of Silver Spring Drive and 66<sup>th</sup> Street. The overall unit mix remains unchanged, but the footprint of the building and the sizes of the units are reduced. Additionally, placement of the balconies and windows has changed slightly, and the amount of masonry is slightly reduced at the corner of 66<sup>th</sup> and Silver Spring. A metal panel, which has been utilized on other buildings within Westlawn, will be located in these areas in lieu of the brick.

Since the proposed minor modification is consistent with the previously approved DPD and accommodates a shift in the floorplan for the building, the City Plan Commission at its regular meeting on June 4, 2018 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Johnson

