



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

**Lafayette L. Crump**  
Commissioner

**Vanessa L. Koster**  
Deputy Commissioner

July 12, 2021

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

Dear Committee Members:

File No. 210171 relates to a Minor Modification to the Detailed Planned Development (DPD) known as Nova to allow changes to the glazing pattern at the previously approved mixed-use building's southeast corner and the second floor balconies on the east facade, located at 1237 North Van Buren Street, on the west side of North Van Buren Street, north of West Juneau Avenue, in the 4th Aldermanic District.

The DPD known as Nova was approved by Common Council in March of 2021 and allowed for a (as-yet-unconstructed) 9-story, 251 unit mixed-used development replacing the former Buca di Beppo restaurant site and a surface parking lot. The approved design for Nova Apartments previously incorporated floor-to-ceiling curtain wall glazing with spandrel glass on the 6 residential floors at the southeast corner of the site above the retail space. The applicant is now requesting a Minor Modification to modify the design to incorporate fiberglass window units at this corner, as are used for the other residential window units on the rest of the building. The design of the corner element (which affects two residential units per floor) has been changed to include inset black brick for spandrels at the window corner. As a part of this Minor Modification, the balconies along the east elevation at the third floor (above the townhomes) have also been modified. The previously approved design showed a continuous rail and terrace balcony at the third floor, while the new proposed design shows segmented and individual balconies, resembling those on the floors above. All other aspects of the DPD remain unchanged.

Since the minor modification reflects minor design changes to the building that are not in conflict with the spirit and intent of the previously approved DPD for the site, the City Plan Commission at its regular meeting on July 12, 2021 recommended approval of the subject file.

Sincerely,

for

Lafayette L. Crump  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Bauman

