



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

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

Dear Committee Members:

File No. 121247 relates to the change in zoning from Local Business (LB2) to Detailed Planned Development (DPD), for a mixed-use development, on land located on the north side of West Wells Street, west of North 14th Street, in the 4th Aldermanic District.

This zoning change was requested by Opus Development Corporation, and would permit a 6 story mixed-use building for student housing and retail at 1400 West Wells Street. Opus proposes to develop up to 80 residential units intended to be geared toward students, and approximately 8,000 square feet of commercial space. Up to 22 on-site parking spaces would be provided, and additional off-street parking is available nearby. Building materials will include burnished block at the base of the ground floor commercial space, aluminum storefront at the commercial spaces and residential lobby/entrance, metal panel and modular face brick on the upper portions of the street-facing elevations. The overhead door along North 14th Street will be made of frosted glass. Painted CMU will be placed along the base of the elevations that face internal to the site, and cement board will cover most of the upper levels. Vent louvers will be integrated into the building design, as shown on the elevations.

On January 28, 2013, a public hearing was held, and at that time Alderman Bauman expressed concern regarding the blank north elevation that is set on the property line. Because the façade is set on the property line, it is prohibited from having windows or openings because of building code-related requirements. Alderman Bauman requested that the applicants explore articulating the north façade, perhaps by painting a “faux façade” to create the illusion of windows. Since the proposed change is consistent with the recommendations of the Near West Side Comprehensive Area Plan, the City Plan Commission at its regular meeting on January 28, 2013 recommended approval of the subject file, conditioned on revising the north building facade.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Robert Bauman

