



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

July 15, 2013

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

Dear Committee Members:

File No. 130152 relates to the First Amendment to a Detailed Planned Development (DPD), for building changes, on land located on the north side of East Brown Street and west of North Holton Street, in the 6th Aldermanic District. This amendment was requested by Vanguard Development Group, LLC, and would permit changes to the previously approved building for 2001 North Holton Street. Changes include, but are not limited to:

1. The total number of residential units, 53, remains unchanged from the original DPD. Approximately 62 parking spaces will be provided on the site, which is a slight reduction from the previous approval. The original DPD provided 71 total parking spaces, of which 6 were reserved for the non-residential function.
2. Residential units will be mixed-income apartments as opposed to the mix of apartments and condominiums as previously approved.
3. The reduction in height of the building from 5 stories to 4, and the addition of open space (for use by residents) on the northwest corner of the site. Previously, the building filled out the majority of the site, and all parking was enclosed. The building is now L-shaped and parking will be both covered and surface.
4. The previously approved commercial space along the ground floor of the building will instead be utilized as common space and amenities for the residents. There will also be five residential units on the first floor.
5. Complete change in exterior building elevations, including removal of balconies and change in building materials. Original materials included brick at the base, aluminum, white horizontal metal panel, vertical wood panel and perforated metal band. The amended exterior elevations will now consist of painted metal panel, burnished CMU veneer, aluminum-clad window, painted corrugated metal panel, painted steel canopy, and painted cement board (on non-street facing elevations).
6. The originally approved building design had a public entrance along Holton Street and a private entrance on Brown Street. The revised design includes one main entrance on Brown Street.

On July 15, 2013, a public hearing was held and at that time, one neighbor spoke in opposition, stating that she was concerned about the changes from the previously approved development to the current proposal from condominiums and retail to mixed-income affordable apartments, and that her taxes would be affected by the development. It was reiterated that the unit count remains unchanged from the previous proposal, and the removal of the commercial portion of the project would lessen parking burden. Additionally, the developer stated that the project will pay property taxes. Since the proposed changes are consistent with the previously approved DPD, the City Plan Commission at its regular meeting on July 15, 2013 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Milele Coggs

