



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

**Rocky Marcoux**  
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August 18, 2015

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

Dear Committee Members:

File No. 150462 relates to the First Amendment to the Detailed Planned Development (DPD) known as 1st and Greenfield - Phase 1 for building changes and additional residential units on land located on the north side of East Greenfield Avenue, east of South 1st Street, in the 12th Aldermanic District.

This amendment was requested by Wangard Partners, Inc., and would allow four additional residential units and minor design changes to the mixed-use building. In December 2014, the Common Council approved plans for phased development at this site. The first phase includes construction of a grocery store and mixed-use building, and future phases will include outlot development along South 1st Street and an office building and parking structure along Greenfield Avenue as well as a prominent water feature. This amendment relates to the first phase, and would add 4 additional residential units to the mixed-use building at the corner of West Greenfield Avenue and South 1st Street, for a total of 76 units. Some minor design changes are proposed to the mixed-use building to accommodate the additional units, which will be placed on the fourth floor of the southwest corner of the building. Additionally, the number of interior parking spaces for the residents is proposed to be reduced from 73 to 61 spaces, for a ratio of 0.8 spaces per unit. The reduction in parking spaces is the result of the placement of required structural columns within the building. The grocery store and site plan have not changed from the original approval.

On August 17, 2015, a public hearing was held and at that time, nobody spoke in opposition. Since this proposed amendment is consistent with the previously approved DPD, the City Plan Commission at its regular meeting on August 17, 2015 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Jose Perez

