



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

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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 Nos. 150463 and 150132 relate to the First Amendment to a General Planned Development (GPD) and the change in zoning from GPD to a Detailed Planned Development (DPD) at 2151 and 2181 South Robinson Avenue, located on the west side of South Robinson Avenue, north of East Ward Street, in the 14th Aldermanic District.

In May 2015, the Common Council approved the rezoning of this site to GPD (FN 141841) to allow a multi-family development with up to 5 buildings with up to 320 units, and approximately 5,000 sq ft of commercial space. Now, the applicant is seeking to change the previously approved site plan due to environmental conditions of the site, and approve specific building elevations and detailed site plans through a Detailed Planned Development (DPD) so that they may construct the multi-family buildings as noted in the proposal. The development proposal remains largely unchanged from the previously approved plans, with construction of four multi-family buildings and up to 300 residential units and associated parking. Changes to the previously approved site plan include relocating a significant amount of indoor parking to surface lots in order to address environmental conditions on the site, and reconfiguring the buildings around the parking areas and internal street network.

Two buildings will be constructed on Robinson Street, and two buildings will be built on a private extension of Austin Street within the development. The eastern end of the ground floor of the northernmost building will be dedicated to leasing and property management operations. The north end of the ground floor of the remainder buildings will be used for amenity spaces including a club room, fitness center and potential maker's space. Consistent with the previous approval, buildings will range in height from 3-4 stories over parking, with a maximum total height of 60 feet. Building materials on the four buildings include a brick base with a mix of cement panel, corrugated metal panel, standing seam metal siding, and cement lap siding. Storefront glazing has been added to the base of the building where possible, particularly where amenity spaces are placed. Additionally, in areas where the base of the building is partially out of the ground, green screens have been placed to break up the blankness of these areas. On the Robinson and Ward elevations of the south eastern building, walk-up units are proposed for the first floor of the building in order to break down the massing.

On August 17, 2015, a public hearing was held and at that time, nobody spoke in opposition. Since the proposed changes are due to environmental conditions on the site, the City Plan Commission at its regular meeting on August 17, 2015 recommended approval of the subject file conditioned on working with staff on final narratives and drawings.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Tony Zielinski

