



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. 160267 relates to the First Amendment to the General Planned Development (GPD) known as Westlawn Revitalization for the properties located on the south side of West Silver Spring Drive between North 60th Street and North 68th Street, in the 2nd Aldermanic District. This zoning change was requested by the Housing Authority of the City of Milwaukee and will allow for revisions to the previously approved General Planned Development, including unit and parking counts, accessory uses, and locations of uses. In 2010, the Common Council approved the Westlawn GPD, which serves as a master plan for the Housing Authority of the City of Milwaukee (HACM)'s Westlawn Revitalization development. The GPD establishes a permitted use list, and design standards such as setbacks, parking counts, building typologies, and so on. Also in 2010, a Detailed Planned Development (DPD) was established for the east side of Westlawn (east of North 64th Street) to approve the specific site plans and building elevations for Phase 1 development.

In anticipation of Phase 2 development on the west side (west of North 64th Street) and continued development of Phase 1, an amendment to the GPD is proposed to refine elements such as the total number of residential units, use list, parking counts/ratios, and other items to accommodate the future needs of Westlawn Revitalization. The site plan for the amended GPD seeks to build on the existing street framework within the site, introducing new connections to the north and south, and breaking down the blocks into a more pedestrian scaled network in keeping with the typical contextual fabric of Milwaukee. The current scheme for this redevelopment includes up to 1,000 units for the overall site, 400 of which are situated east of 64th Street (250 have been constructed to date) and 585 of which may be built in future phase(s) west of 64th Street (392 units currently exist on the west portion). This is a net increase of 50 units from the originally approved GPD. These units will include a range of types, intended for a range of income levels and household types. The neighborhood will also include a network of open spaces and innovative stormwater strategies that will serve as an amenity to the neighborhood while also addressing the sustainable goals of the project. Other changes in the GPD amendment include: Reduced minimum front and side street setbacks from 15' – 0" to 11' – 6"; the addition of a few uses to the permitted use list, and the reduction in parking space to unit count ratio from 1:1 to a minimum of 0.75:1 spaces to dwelling units, with a multi-family ration of not below 0.67:1. This ratio is consistent with the zoning code requirements for parking spaces to dwelling units, and is being requested due to an oversupply of parking on the east side.

On August 15, 2016, a public hearing was held. At that time, one nearby resident attended the meeting and requested clarification on what uses were going to be located across from her house. The consultant from Torti Gallas confirmed that green space was going to be located across the street. Since the proposed amendment to the GPD is consistent with the previously approved GPD and the plans for the Westlawn redevelopment, the City Plan Commission recommended at its regular meeting on August 15, 2016 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Johnson

