



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

Lafayette L. Crump
Commissioner

Vanessa L. Koster
Deputy Commissioner

March 29, 2021

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

Dear Committee Members:

File No. 201262 relates to the First Amendment to the Detailed Planned Development known as City Place to allow changes to the previously approved multi-family residential building located on the southeast corner of West Vine Street and North 6th Street, in the 6th Aldermanic District.

In 2017, a DPD was established to allow phased construction of residential development (file number 161708). Phase 1, located at the intersection of 5th and Walnut, is complete and consists of a 4-story building with 51 residential units including 12 townhouse units with individual entrances. The applicant, CityPlace II, LLC is requesting an amendment to the DPD to allow changes to the previously approved multi-family residential building located at 1728 North 6th Street to facilitate Phase 2 construction. More specifically, this amendment will increase the number of building stories from 3 to 4 and the number of residential units from 30 to 38. The number of interior parking spaces will increase from 31 to 38, and changes are also proposed to the exterior design of the building.

Exterior materials have not significantly changed with the updated submission, but the look and composition of the façade has. The building enclosure will be a combination of colored fiber cement panels and face-brick masonry veneer like City Place, Phase 1. All parking will be internal to the building on the first floor. Eight internal bicycle parking spaces and two external spots are provided.

The City Plan Commission held a public hearing regarding this item at its March 8, 2021 meeting. At that time, an adjacent property owner spoke on the matter. The neighbor expressed concerns regarding the change in rent structure for the building given the high numbers of existing subsidized housing units in the immediate area. They also noted concern for the increased height of the building, the uncertainty of future phase 3 development (townhouses), and the lack of articulation on the east façade, which will be visible from their properties. Commissioners asked questions regarding the proposed changes from the initially approved DPD, including the landscaping along 6th Street and outdoor space for the residents. At the conclusion of the public hearing, the Commission made a motion to hold the file for one cycle so that the developer could explore options for providing additional outdoor space for residents of the development as well as review the proposed landscaping.

In response to the Commissioners' concerns, the development team offered the following plan adjustments and comments at the May 29, 2021 meeting:

1. An approximately 600 square foot rooftop courtyard area has been added to the east roof above the parking for use by residents. The courtyard is proposed to be wrapped in fencing for safety purposes and there will be some outdoor furniture as well. This rooftop courtyard covers a portion of the space that was previously shown as an amenity deck in the originally approved DPD.



2. The landscaping along 6th Street will remain as it is currently shown in the plans. However, the developer's landscape architect has provided additional clarification regarding the landscape: *The northern end of the western planting strip is 3' wide and widens to 5' as you move towards the southern part of the building. The plantings on the west side of the building were selected with the challenges of salt tolerance, shade/sun, heavy pedestrian traffic, and the overhang limiting rainfall in mind. We made planting selections to survive with the limitations while also trying to provide some interest with color, texture, and seasonality.*

On March 29, 2021 the City Plan Commission heard the subject file for a second time during their regularly scheduled meeting. Commissioners complimented the development team on the incorporation of the rooftop courtyard. The development team committed to engaging with building residents and nearby neighbors to explore options for incorporating more open space into the third phase of the development when Phase 3 advances. Since the proposed amendment to increase the number of building stories and residential units is not in conflict with the Northeast Side Area Plan, the design changes to the exterior of the building are high quality and contextually appropriate, and the concerns about landscaping and open space were addressed by the applicant, the City Plan Commission at its regular meeting on March 29, 2021 recommended approval of the subject file.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Crump", followed by the word "for" in a standard font.

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Coggs