



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

**Rocky Marcoux**  
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Deputy Commissioner  
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November 15, 2017

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

Dear Committee Members:

File No. 161714 relates to the change in zoning from Local Business, LB2, to a Detailed Planned Development for a mixed-use development at 2900 and 2914 North Oakland Avenue, located on the northeast corner of North Oakland Avenue and East Locust Street, in the 3rd Aldermanic District.

This zoning change was requested by Klein Development, who intends to build a five-story mixed-use residential apartment building consisting of 55 apartment units above approximately 5,000 square feet of ground floor commercial space and 59 interior parking spaces. The building's lobby entrance for residents is located on Locust Street. Building materials will consist of a poured concrete base with storefront glazing system at the ground floor, and metal panel and brick body. Several fifth-floor units will have outdoor terraces. Additionally, all residents will have access to the southeast facing, fifth-floor community and exercise rooms as well as a roof terrace. 50 covered parking spaces dedicated for residents are located in two basement levels accessed from the alley bordering the east property line. In addition, 9 spaces are located on the buildings entry level accessed from Locust Street, at the southeast corner of the building. These 9 spaces will be available for retail parking during business hours, and for apartment tenant use at night. A parking stall will be set aside in the first floor parking garage during move-in and move-out periods for tenant use. Bicycle parking will be provided for residents and their guests, and commercial tenants and customers consistent with the zoning code requirements.

Ald. Kovac hosted two neighborhood meetings regarding this development proposal, and approximately 50 people attended each meeting. People who spoke in favor of the development stated that this proposal will bring additional activation to this corner and would be an improvement to the existing condition. Those who were opposed to the development noted several concerns including, but not limited to parking, the impacts on traffic in the area, the proposed density, and the design of the building.

On July 17, 2017, a public hearing was held and at that time, several people spoke both for and against the proposal. Those opposed stated similar reasons as what was discussed at the neighborhood meetings, including traffic concerns, density, and the stress that this development could place on existing infrastructure and utilities. Those in favor stated that the developers have revised their design based on neighborhood feedback, and that this is a good use for the site. A representative from the Dept. of Public Works noted that they did not anticipate negative traffic impacts as the result of this development, and are studying the signal timing at the intersection of Oakland and Locust to determine whether any improvements can be made. Additionally, the Oakland and Locust Business Improvement District submitted a letter in support of the development. Since the proposed zoning change is consistent with the Northeast Side Comprehensive Plan recommendations, the City Plan Commission recommended at its regular meeting on October 23, 2017 recommended approval of the subject file conditioned on submitting final exhibits that address staff comments.



Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Kovac