



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

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July 14, 2015

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

Dear Committee Members:

File No. 150251 relates to the First Amendment to a General Planned Development to add multi-family residential as a permitted use at 6900 West Florist Avenue, located on the north side of West Florist Avenue and west of North 64th Street, in the 2nd Aldermanic District.

This amendment was requested by Cathedral Heights Apartments, LLC and would add multi-family residential as a permitted use for the site. The owner, Holy Cathedral Church of God in Christ, intends to construct a 60-unit multi-family building along Florist Avenue during a first phase, and may construct up to 120 additional multi-family residences in the future. This file would approve the addition of this multi-family residential use to the GPD, which establishes the parameters by which the site could be developed. Specific building elevations and detailed site plans would be reviewed and approved through a Detailed Planned Development (DPD) in the future before any construction may occur on the site.

Access for the first phase residential development would be from Florist Avenue. Consistent with the previously approved GPD, the church may construct an access alley on the northwest portion of the site to the west in the future. Surface parking would be provided on site for the residential (and any additional future) development. Design standards have been included in the GPD amendment to ensure that future development will be high quality and will activate the frontage along Florist Avenue. The previous uses approved by the GPD will continue to be permitted. These uses include: assembly hall, community center, cultural institution, day care center, health clinic, indoor recreation facility, outdoor recreation facility, religious assembly, special or personal instruction school and social service facility.

On July 13, 2015, a public hearing was held and at that time, a representative from the church and Alderman Davis spoke in support of the file, saying that this development, which would be geared toward seniors, would allow an opportunity for residents to age in place and create a synergy with the school and church (to be constructed in the future) to the west of the site. Since this proposed amendment is consistent with the existing context of the residential neighborhood to the south, the City Plan Commission at its regular meeting on July 13, 2015 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Joe Davis

