



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

February 18, 2025

To the Honorable Members of the
Zoning, Neighborhoods, and Development Committee
City of Milwaukee
City Hall, Room 301-B

Dear Committee Members:

File No. 240938 relates to the 1st Amendment to the Detailed Planned Development known as Downer Avenue Redevelopment, Phase 2 to allow a multi-family residential development to be constructed on the property located at 2560 North Stowell Avenue, on the northeast corner of North Stowell Avenue and East Webster Place, in the 3rd Aldermanic District.

In 2008, a Detailed Planned Development (DPD) was established for Phase 2 development of the Downer Avenue Redevelopment plan, and allowed the construction of an 11-story, 75-unit condo building on the subject site, 2560 N. Stowell Av. This development was not constructed, and the new owners, 2502 LLC, 2502 S LLC and 2502 H LLC, are requesting an amendment to the DPD zoning to allow a 7-story, 65-unit multi-family residential building to be constructed on the site. Approximately 81 indoor parking spaces will be provided for the residents, along with bicycle parking.

A public hearing was held by the City Plan Commission at its regularly scheduled meeting on February 17, 2025. The development team presented on the proposal. Additionally, four residents of the neighborhood testified in opposition to the proposal, expressing concerns regarding traffic and pedestrian safety, the location of the entranceways, and the lack of loading zones, as well as the building height, proposed number of units, and noise. A representative from the Department of Public Works responded that the size and location of the proposed development did not warrant a traffic impact analysis. The development team stated they are not seeking scheduling by the Zoning, Neighborhoods and Development Committee until April to allow for 3rd District aldermanic representation to be in place.

At the close of the public hearing, City Plan Commission recommended approval of the subject file conditioned on the applicant continuing to work with staff prior to proposal being presented to the Zoning, Neighborhoods, and Development Committee meeting to study the feasibility of relocating the main parking garage entrance to the alley, confirm adequate elevator dimensions and logistics for tenants moving in and out, and that access and circulation plans allow for efficient trash pickup operations.

Sincerely,

 for



Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee