

February 16, 2012

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

Dear Committee Members:

File No. 111181 relates to the change in zoning from Industrial Light (IL2) to Detailed Planned Development (DPD), for residential development, on lands located on the north side of East Keefe Avenue, east of North Holton Street, in the 6th Aldermanic District.

This zoning change was requested by Trinitas Ventures LLC, and will allow for a 260-unit multi-family residential development. Trinitas Ventures LLC proposes to demolish the existing 1-story building and construct a four-story multi-family residential apartment project known as Trinitas on Keefe. The apartment building would contain up to 260 residential units and up to 700 bedrooms. The unit mix would include 64 1-bedroom, 60 2-bedroom, 21 3-bedroom, and 111 4-bedroom units. The maximum residential occupancy of the structure will total 750 adults with no limit on the number of related children. The property is designed to accommodate parking with a surface parking lot of up to 170 spaces. The DPW Traffic Engineering has indicated that this parking will not be allowed.

The 2010 Citywide Policy Plan restates and reinforces the City of Milwaukee's policy of preserving industrial zoned land for industrial uses. Further, residential use (multi-family apartments) is not consistent with Northeast Side Plan recommendations for the Riverworks Industrial Center. The Northeast Side Area Plan emphasizes goals and strategies under Industrial Land Use Policies and Strategies that reinforce Riverworks as a manufacturing district as its primary purpose and make it more competitive with other industrial centers in the metro area. Finally, the Evaluation of Proposed Rezoning Analysis (a guide for staff created by S. B. Friedman) indicates to preserve for industrial. This would set precedent for rezoning property in Riverworks for this use.

On February 6, 2012, a public hearing was held and at that time several people spoke regarding the proposal, with more opposition than support. Both Alderwoman Coggs and Alderman Kovac also expressed their opposition to the proposed zoning change. Since the proposed Detailed Planned Development is inconsistent with the comprehensive plan (Chp. 295-907-2-e.1) and the purpose of the Planned Development district (295-907-2-e.2) and the Department of Public Works has raised concerns about parking (Chp. 295-907-2-e.4), the City Plan Commission at its regular meeting on February 6, 2012 recommended to place on file (deny the change in zoning). After the City Plan Commission meeting, the applicant, Trinitas Ventures, LLC, requested to remove his application for the zoning change.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Milele Coggs