



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

August 25, 2022

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

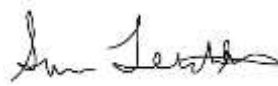
Dear Committee Members:

File number 220400 relates to the change in zoning from Two-Family Residential, RT4, to Local Business, LB2, for the properties located at 2317-25 North 6th Street, and 2316-18 and 2322 North 7th Street, on the north side of West North Avenue between North 6th Street and North 7th Street, in the 6th Aldermanic District.

This zoning change was requested by the Redevelopment Authority of the City of Milwaukee and will allow the subject sites to be combined with adjacent sites, zoned LB2, to facilitate future development. A development team consisting of Cinnaire Solutions and FIT Investment Group has been awarded an RFP for their proposal of an Arts and Technology Hub, and the zoning change for the subject sites will allow them to be combined with adjacent LB2 sites in order to develop the proposed 22,000 square foot project. In addition to arts education programming, the proposed building will include up to 60 residential units of both market rate and affordable status.

The City Plan Commission held a public hearing for this item at its meeting on Monday, August 22, 2022. At the time, no members of the public provided testimony on the item. Commissioners asked the development team about financing, parking, the location of 3-bedroom residential units on North Avenue, the breakdown of affordable and market rate units, and intended partnership for creative and STEM programming. Since the proposed zoning change will consolidate the zoning of a development site and the proposal is consistent with the goals of the Northeast Side Plan and Bronzeville Cultural and Entertainment District, the City Plan Commission recommended approval of the subject file.

Sincerely,

 for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

Cc: Ald. Coggs

