



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 220401 refers to the change in zoning from Multi-Family Residential, RM3 to Multi-Family Residential, RM6, for a multi-family development on the northern portion of 2604-44 North Hackett Avenue, located on the east side of North Hackett Avenue, north of East Bellevue Place, in the 3rd Aldermanic District.

This zoning change was requested by DeMichele Company, LLC and will allow a multi-family development on a portion of the subject site. The subject site is part of the St. Mark's Episcopal Church property, currently consisting of open space and a surface parking lot. A Certified Survey Map (CSM) is underway to divide the existing parcel into two separate lots, creating the development parcel that the applicant intends to purchase. The balance of the site will remain under ownership of the church and retain the RM3 zoning designation.

The applicant is proposing to develop a 4-story apartment building consisting of studio, 1- and 2-bedroom units. In total, 55 dwelling units and 69 underground parking spaces are being proposed. The proposed building footprint falls within the allowable height, and rear and side setbacks of the existing RM3 district. The zoning change is being requested because the proposed unit count exceeds the number of housing units that would be permitted in the current RM3 district, but would be allowable under RM6. The proposed 69 parking spaces exceed the minimum that would be required in either the RM3 or RM6 districts as well.

Since the site is located within the locally designated Downer Avenue Commercial Historic District, any proposed building at this site must be approved by the Historic Preservation Commission (HPC) and found to be consistent with the guidelines for new construction within the Historic District. The proposal for this site was heard at HPC on July 11, 2022, where it was approved with minor conditions that the applicant was required to address in an updated submission to HPC staff. Those conditions included providing details on the windows (manufacturer, section details, and exterior details), exploring a railing system that is more substantial than the metal railings that appeared in the drawings, and a suggestion that a prominent cornice or parapet be added to the building.

The City Plan Commission held a public hearing for the proposed zoning change at its meeting on Monday, August 22, 2022. Several members of the public provided testimony on this item. Concerns from those in opposition included potential impacts to on-street parking in the neighborhood, level of community engagement by the development team, increased traffic, neighborhood impact of deliveries

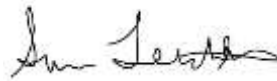


to the building, the increased level of density, and the scale of the building. Individuals who spoke in support of the proposal mentioned the benefits of increased density, the high-quality of the proposed building, accessible housing options, business activity for Downer Avenue, bicycle parking on site, and increased rental housing supply in this neighborhood.

DCD and DPW staff provided testimony during the hearing at Plan Commission that summarized the staff analysis of this proposal, including staff findings that the proposed zoning change was consistent with the Comprehensive Plan and would not have negative impacts on public health, safety, and welfare. These findings are summarized in the Staff Report that is a part of the file, and staff provided supplementary information during the public hearing in presenting the staff recommendation to the Commission.

Commissioners asked the development team a range of questions about the project including parking arrangements, plans for loading/unloading/circulation/deliveries, unit mix and rents, and accessibility accommodations in the building, and the development team provided additional information about these project elements during the public hearing. After a lengthy discussion and public hearing and taking into consideration information that had been submitted into the record prior to the hearing as well as testimony taken during the public hearing, the City Plan Commission recommended approval of the zoning change. The Commission's recommendation was conditioned on the applicant conducting a traffic and safety impact analysis and submitting the results to DCD and DPW and sharing the results with neighbors via mailing to those within 250 feet of the proposed development prior to this item being heard by the Zoning, Neighborhoods and Development Committee.

Sincerely,

 for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

cc: Terry MacDonald
Angelyn Ward
Amanda Cervantes