



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

6th Ald. District
Ald. Coggs

**CITY PLAN COMMISSION
ZONING REPORT**

File No. [230880](#)

Location: 2953-2979 North 8th Street, located North of Locust street, East of 9th street, South of Chambers Street and West of 8th Street

**Applicant/
Owner:** Cinnaire Solutions and Cupid Development LLC (applicant)

**Current
Zoning:** Two-Family Residential (RT4)

**Proposed
Zoning:** Detailed Planned Development (DPD) known as St. Matthew’s Senior Housing

Proposal: The applicant is proposing to rezone the subject site to a Detailed Plan Development (DPD) to allow a multi-family residential development that will include fifty residential units with one-bedroom, two-bedroom and three-bedroom unit types. The applicant intends to apply for WHEDA Low Income Housing Tax Credits in January 2024 to help finance this proposal. The site is currently vacant and occasionally used by St. Matthew’s Church for parking.

The proposed development includes one five-story building with forty units intended for seniors, referred to as Building 1 on the site plan within the DPD exhibits. The building will include approximately 26 enclosed parking spaces on the lower level and the first floor. There will be a community room with an onsite office. The south portion of the proposed development will include five two-story buildings, referred to as Buildings 2-6 on the site plan, for a total of 10 townhouse units intended for families. A 10-space surface parking lot to the north of the townhouses will be provided for those residents.

A 42” decorative aluminum fence will be placed along the perimeter of the townhouse front yards to enclose the private space, and will include entrance gates. A 6’-0” wood-tone vinyl fence will be placed to the west along the alley, behind the townhomes, as well as along the southern property line to provide screening from the alley and an existing residence. Building 1 will be placed up to the property lines along Chambers Street and 8th Street. The building will be

set back approximately 5' – 4" on western side along the alley. Townhouse buildings 2, 4, and 6 front 8th Street and will be set back approximately 8'-0" to provide small front yards for the residents. Buildings 3 and 5 are located to the east of the alley and will be set back approximately 9' – 5" to provide back yards for those units. The units be will be set back approximately 2'-1" along the southern property line.

Building Materials:

Exterior materials will include masonry cladding, wood look cladding, and cement board. Building 1 will feature an accent graphic or paint on the northern end, along with signage. There will be clear storefront glass at the main entrance of the multi-family building as shown on the DPD elevations. Building 1 will have aluminum balconies for 28 of the 40 units. All buildings will have fiberglass/vinyl windows.

Open space:

All townhome units will have private porches and adjacent yard areas. Building 1 will have a community center with an adjacent covered patio terrace area and some yard space. 28 of the 40 will have balconies. A landscape plan showing conceptual planting types and placement has been included in the DPD exhibit.

Signage:

Signage for the multifamily building will include a Type A wall sign on the east elevation of Building 1 near the entrance. It will consist of backlit raised aluminum letters pin-mounted to the face of the building entrance awning. The letters will be approximately 1'-6" tall letters. The building address will be next to the main entrance on Building 1 and at each town home. These are anticipated to be metal brushed letters, 12" high and backlit. All signs will be illuminated. Temporary banner signs will be used during construction and leasing.

Circulation, parking, and loading:

Pedestrian circulation throughout the site will be denoted with concrete walks and striped connections within the site. DPW has requested that all paths be a minimum of 5' in width. Building 1 will have a main entrance located at the corner of N. 8th Street and W. Chambers Street with additional fire egress exits on the first floor. Each townhome will have its own entrance at the front and back.

Bicycle parking is provided on site. In Building 1, there is a long-term bicycle parking room located off the lower level parking garage. There is short-term bicycle parking outside with 10 spots. Each townhome will have 1 indoor bicycle parking spot.

Two loading zones are anticipated to be applied for at the corner of W. Chambers St. and N. 8th Street. These loading zones are intended to accommodate resident move-in, pick-ups, and drop offs.

Building 1 contains ground level parking and a lower level parking with 26 parking stalls for forty units. A 10-space surface parking lot will service the townhome residents. All parking will be accessed from the alley, via a two-way in and out access point.

A dumpster for Building 1 will be located in a trash room within the lower level of the building and trash and recycling will be collected internally. An additional dumpster will be located in a covered trash enclosure adjacent to the surface lot for townhome residents and will be collected along the alley.

Adjacent Land Use:

St. Matthew's Church and single- and two-family residences are to the west of this site. Two-family residences are located to the south, and a four-family residence is to the north. Interstate 43 is located to the east.

Consistency with Area Plan:

This property is located in the Near North Area Plan boundaries. The Near North Plan was adopted in 2009 and guides land use decisions for the area. The plan recommends increasing the diversity of housing options to meet a variety of household incomes and needs and specifically calls out the need for housing for seniors. For new housing developments, the plan specifies that changes in land use and density be compatible with the surrounding compact urban development pattern. The site is adjacent to I-43 and located at the edge of a neighborhood on a corner. The location of the 40-unit building at the corner of 8th and Chambers creates an edge and entrance to the neighborhood. The townhomes are configured in a similar pattern to the historic fabric of the neighborhood, which includes homes on the fronts and backs of properties. Additionally, the proposed site plan meets another Near North Plan recommendation to include landscaped areas that can bring community members together in positive social interactions. The development proposal is consistent with the recommendations of the Area Plan.

Previous City Plan Commission Action:

09/29/2014: City Plan Commission recommended for adoption a substitute ordinance relating to the change in zoning from Local Business to Two-Family Residential for construction of a church on land located west of North 8th Street, south of West Chambers Street, in the 6th Aldermanic District ([FN: 140726](#))

Previous Common Council Action:

10/14/2014: Common Council approved a substitute ordinance relating to the change in zoning from Local Business to Two-Family Residential for construction of a church on land located west of North 8th Street, south of West Chambers Street, in the 6th Aldermanic District ([FN: 140726](#))

Previous Board of Zoning Appeals Action:

In 2015 and 2017, The Board of Zoning Appeals granted Special Use approval for the construction of a 74-space principal use parking lot to be located south of St

Matthews Church on N. 9th St. At that time, the intent was to build a new church on the parking lot on N. 8th Street and build the new parking lot on N. 9th Street. The parking lot was not built.

Staff

Recommendation:

Since the proposal advances the goals of the Near North Side Plan with respect to increasing the diversity of housing options to meet a variety of household incomes and needs (including for seniors, which the plan specifically calls out), and also provides neighborhood-scale townhouse units for families, staff suggests that the City Plan Commission recommends approval of the file conditioned on the applicant providing updated exhibits that incorporate minor changes and corrections to address DPW and DCD staff comments relating to circulation paths and landscaping.