



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Lafayette L. Crump
Commissioner

Sam Leichtling
Deputy Commissioner

Ald. Brower
3rd Ald. District

CITY PLAN COMMISSION ZONING REPORT

File No: [260047](#)

Location: 1162-64 East Kane Place, on the north side of East Kane Place, east of North Humboldt Avenue

Applicant/Owner: Patrick Mutsune and Brett Timmerman (owner/applicant)

Current Zoning: Detailed Planned Development (DPD) known as Kane Commons (Phase 1)

Proposed Zoning: Minor Modification to DPD – Kane Commons (Phase 1)

Proposal: The Kane Commons development was rezoned to a Detailed Planned Development (DPD) in 2005. Phase 1 approved the plans for the properties fronting East Kane Place and Phase 2 approved the plans for the development's courtyard buildings situated behind the street-fronting buildings. Phase 1 was later modified to allow exterior modifications for 1164 East Kane Place in 2008 and amended to allow the construction of a new single-family residential home at 1168 East Kane Place in 2016.

This Minor Modification was requested by the property owners Patrick Mutsune and Brett Timmerman, and relates to exterior alterations for the residential structure at 1162-64 East Kane Place, an existing duplex.

The exterior alterations are subject to this proposed Minor Modification and include:

- Window alterations, specifically slightly enlarging the windows on the south side, implementing a new layout of the windows on the north and west side, and replacing all windows on the east side with glass block in new openings in order for the openings to be fire rated.
- New doors, specifically enlarging the exterior doors on the north and south façades to 32" in order to meet code and framing new second floor patio doors on the north side.
- A new first floor porch and second floor deck added to the site's north side.

- New roofing.
- New siding; instead of lap siding, vertical board and batten is proposed.

Additionally, in the future, minor exterior alterations proposed for the existing residences fronting East Kane Place may be approved by DCD staff provided they do not substantially change the character of the structures. Such alterations may include replacement of doors, windows, porches and siding.

Adjacent Land Use:

Residential properties are located to the site's east, south, and west, zoned Two-Family Residential (RT4). Across the Milwaukee River, to the north of the site, are several sites zoned Local Business (LB2) and Park (PK), including a restaurant, fitness center, and non-profit organization. Parks and other community spaces are located within the site's area.

Consistency with Area Plan:

The subject site is within the boundary of the Northeast Side Area Plan, which was adopted in 2009 and amended in 2012 and 2018. More specifically, the site is located within the Lower East Side sub-area. The Plan envisions resident investment and neighborhood enhancement via context-sensitive development that address current issues while preserving community character. Allowing exterior improvements for residential structures furthers these objectives. The proposed minor modification is consistent with the Northeast Side Area Plan.

Previous City Plan Action:

05/02/2016 – City Plan Commission recommended for passage a substitute ordinance relating to the 1st Amendment to the Detailed Planned Development known as Kane Commons to permit design changes to a previously approved residence at 1168-1170 East Kane Place, located on the north side of East Kane Place, east of North Humboldt Avenue, in the 3rd Aldermanic District ([FN 151883](#)).

06/02/2008 – City Plan Commission recommended approval of a resolution permitting a Minor Modification to the Detailed Planned Development known as Kane Commons, Phase 2, on land located on the North Side of East Kane Place and West of North Cambridge Avenue for repair/rebuilding of the west deck/jump platform at 1162-1164 East Kane Place, in the 3rd Aldermanic District ([FN 080143](#)).

06/26/2006 – City Plan Commission recommended approval of a file relating to the change in zoning from a General Planned Development to a Detailed Planned Development known as Kane Commons, Phase 2, on land located on the North Side of East Kane Place and West of North Cambridge Avenue, in the 3rd Aldermanic District ([FN 051570](#)).

06/06/2005 – City Plan Commission recommended approval of a substitute ordinance relating to the change in zoning from Two-Family Residential (RT4) to a General Planned Development (GPD) and the first phase of a Detailed Planned Development (DPD) known as Kane Commons, on land located on the North Side of East Kane Place and West of North Cambridge Avenue, in the 3rd Aldermanic District ([FN 050188](#)).

**Previous Common
Council Action:**

05/24/2016 – Common Council passed a substitute ordinance relating to the 1st Amendment to the Detailed Planned Development known as Kane Commons to permit design changes to a previously approved residence at 1168-1170 East Kane Place, located on the north side of East Kane Place, east of North Humboldt Avenue, in the 3rd Aldermanic District ([FN 151883](#)).

06/10/2008 – Common Council adopted a resolution permitting a Minor Modification to the Detailed Planned Development known as Kane Commons, Phase 2, on land located on the North Side of East Kane Place and West of North Cambridge Avenue for repair/rebuilding of the west deck/jump platform at 1162-1164 East Kane Place, in the 3rd Aldermanic District ([FN 080143](#)).

10/23/2007 – Common Council placed an ordinance relating to the First Amendment to a General Planned Development known as Kane Commons, on land located on the North Side of East Kane Place and West of North Cambridge Avenue, in the 3rd Aldermanic District on file ([FN 051569](#)).

07/12/2006 – Common Council passed an ordinance relating to the change in zoning from a General Planned Development to a Detailed Planned Development known as Kane Commons, Phase 2, on land located on the North Side of East Kane Place and West of North Cambridge Avenue, in the 3rd Aldermanic District ([FN 051570](#)).

07/06/2005 – Common Council passed a substitute ordinance relating to the change in zoning from Two-Family Residential (RT4) to a General Planned Development (GPD) and the first phase of a Detailed Planned Development (DPD) known as Kane Commons, on land located on the North Side of East Kane Place and West of North Cambridge Avenue, in the 3rd Aldermanic District ([FN 050188](#)).

07/06/2006 – Common Council adopted a resolution approving the Land Disposition Report for the properties at 1152-58 East Kane Place for sale to Kane Place, LLC for residential development, in the 3rd Aldermanic District ([FN 050186](#)).

Recommendation:

Since this minor modification will allow exterior alterations to an existing residential structure that are high-quality, compatible with the adjacent residential character, and consistent with the DPD zoning, staff recommends approval of the subject file.