



**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

**Ald. Stamper**  
**15th Ald. District**

**CITY PLAN COMMISSION**  
**ZONING REPORT**

**File No:** [240377](#)

**Location:** 3516, 3526, 3530, 3534, 3538, 3542, and 3602 West Vliet Street, on the north side of Vliet Street between North 35<sup>th</sup> Street and North 37<sup>th</sup> Street

**Applicant/**  
**Owner:** City of Milwaukee (owner – 3516, 3526, 3534, 3538, and 3602 W. Vliet Street) and Vliet Street Development (applicant/owner of 3530 and 3542 W. Vliet Street)

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

**Proposed**  
**Zoning:** Local Business (LB2)

**Proposal:** This zoning change was requested by Vliet Street Development, LLC and will allow the subject sites, some of which are owned by the City of Milwaukee, to be combined with properties to the east to help facilitate the expansion of Art Intersection MKE. Art Intersection MKE, LLC and Art Intersection MKE Community Partners, Inc. are currently located on the properties that are owned by Vliet Street Development, and site uses and improvements include a sculpture and mural garden along with community arts and culture, entertainment, and education programming. Vliet Street Development intends to purchase the City-owned lots and, following the zoning change, combine all of the land and program the site with uses including but not limited to outdoor gallery and community space, green infrastructure and solar pavilion, commercial kitchen, and potentially residential uses. For the green infrastructure component, the applicant has partnered with the Milwaukee Metropolitan Sewerage District's Fresh Coast Green Infrastructure program to construct a large bioretention system on the site, which will be integral to the sustainability and educational focus of Art Intersection MKE.

Many of the anticipated uses for the site are allowed by the LB2 zoning, and some might require Board of Zoning Appeals (BOZA) approval in the future.

The applicant anticipates that the development will occur in phases as follows:

- **Phase 1:** Outdoor Gallery and Community space with community programming.
- **Phase 2:** Establishment of green infrastructure including stormwater control, construction of a large pavilion with a solar array canopy to establish a micro-grid.
- **Phase 3:** Expansion of the outdoor gallery and community programming into the green infrastructure site.
- **Phase 4:** Construction of a single-story building which would feature an art gallery, an artist hoteling suite, a commercial kitchen.
- **Phase 5:** Construction of a two-story single-family residential building.

**Adjacent Land Use:** Adjacent land uses include Two-Family Residential (RT4) housing to the north. Surrounding land uses along Vliet Street include retail stores and a restaurant, all which are zoned Local Business (LB2).

**Consistency with Area Plan:** Rezoning the parcels at 3516-3602 West Vliet Street from RT4 to LB2 is consistent with the Washington Park Area Plan. The Washington Park Area Plan was adopted by the Common Council in 2006 to guide land use decisions. The Plan recommends infill redevelopment that complements the rest of the neighborhood at this location (p. 75). The parcels on either side of the parcels proposed for rezoning are zoned LB2, as are the parcels on the other quadrants of the 35th and Vliet Street intersection. Furthermore, the Plan notes that the 35th and Vliet intersection is an important node within the plan area, one that could likely support additional commercial uses. Rezoning from RT4, a residential zoning district, to LB2, a commercial zoning district, is therefore consistent with the plan recommendations.

**Previous City Plan Action:** None.

**Previous Common Council Action:** None.

**Recommendation:** Since the proposed zoning change will consolidate the zoning of the development site to one zoning district (LB2) and help facilitate the expansion of Art Intersection MKE, staff suggests that the City Plan Commission recommends approval of the subject file.