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

1st Ald. District
Ald. Pratt

CITY PLAN COMMISSION
ZONING REPORT

File No.	230881
Location:	6090-98 North 35th Street, located on the east side of North 35th Street, north of West Florist Avenue and West of Teutonia Avenue
Applicant/ Owner:	Trinity Development Partners LLC (applicant)
Current Zoning:	Single-Family Residential (RS6)
Proposed Zoning:	Multi-Family Residential (RM2)

Proposal: Mason Temple Church currently occupies the property located at 6090-98 North 35th street. In addition to the church, there is a one-story building that currently operates as a day care. The rest of the property is undeveloped.

The applicant is seeking a rezoning for the entire site from Single-Family Residential (RS6) to Multi-Family Residential (RM2). In partnership with Mason Temple Church, Trinity Development Partners is proposing to develop a multi-family residential building on the south portion of the site. The proposed building would be required to comply with the Multi-Family Residential (RM2) zoning standards. While specific development plans are not part of this zoning change file, the applicant has shared an overview of the concept plans, which potential include a new building that would be up to 70 units and contain both multi-family residential and townhouse-style units, amenity/church space, and associated parking. The applicant intends to apply for WHEDA Low Income Housing Tax Credits in January 2024.

Adjacent Land Use: Surrounding land uses consists of multi-family residential to the north and south, RM1 and RM2 zoning districts. There are commercial uses within the LB1 zoning district to the east, and single-family residences zoned RS6 to the west.

Consistency with

CPC:SPL:kdc
FN 230881 – 6090 N 35th St
12/4/2023

809 North Broadway, Milwaukee, WI 53202-3617
● Phone (414) 286-5800 ● www.milwaukee.gov/dcd
Milwaukee Business Information: www.choosemilwaukee.com

| **Area Plan:** | The proposed rezoning is within the planning area of the Northwest Side Area Plan, which was adopted in 2007, and amended in 2017. The site is located in "District 9" of the Area Plan. The area is largely dominated by residential land uses that are configured within a traditional urban grid. The neighborhoods are characterized by a full range of residential options, including multi-family rental housing, in addition to duplex and single-family residential housing units (p. 93). |

The Overall Land Use Strategy of the Northwest Side Area Plan focuses on strengthening the neighborhood fabric. Key policies of the plan include encouraging owner-occupied development where appropriate, placing buildings to reinforce the street edge and create meaningful formal and informal open spaces, and incorporating open space features into developments (p. 73-74). The Residential Land Use Policies for the Northwest Side address local issues in housing such as owner-occupancy multi-family and single-family units, proximity of new residential to commercial areas with good access to major arterials and transit access. The plan calls for blending infill development and new construction with the existing scale and massing design of the neighborhood character (p. 75). These policies aim to enhance the character and livability of existing and future residential developments (p. 75). The plan further details opportunities to integrate multifamily units with single family (owned-occupied) housing, new high-quality residential construction to offer different housing types and price points than found in other areas of the Northwest Side (p. 98).

The proposed change in zoning from RS6 to RM2 is consistent is consistent with the Northwest Side Area Plan.

**Previous City
Plan Commission
Action:**   None.

**Previous Common
Council Action:**   None.

**Staff
Recommendation:**   Since the proposed zoning change will allow residential development on a portion of the site, consistent with adjacent uses, and is consistent with the Northwest Side Plan recommendations, staff suggests that the City Plan Commission recommends approval of the subject file.

CPC:SPL:kdc
FN 230881 6090 N 35th St
12/4/2023

809 North Broadway, Milwaukee, WI 53202-3617
● Phone (414) 286-5800 ● www.milwaukee.gov/dcd
Milwaukee Business Information: www.choosemilwaukee.com