



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

December 14, 2023

To the Honorable Members of the
Zoning, Neighborhoods, and Development Committee
City of Milwaukee
City Hall, Room 301-B

Dear Committee Members:

File Number 230880 relates to the change in zoning from Two-Family Residential, RT4, to a Detailed Planned Development to allow multi-family residential development at 2953-2979 North 8th Street, located on the south side of West Chambers Street, west of North 8th Street, in the 6th Aldermanic District.

This zoning change was requested by Cinnaire Solutions and Cupid Development, LLC and will allow multi-family residential development on the subject site, which is owned by St. Matthew C.M.E. Church and occasionally used as parking for church-related events. The proposal includes a 5-story, 40-unit residential building for seniors and 5, 2-story townhouse buildings that will have 2 units each for a total of 10 units. The townhouses are anticipated to be for families. Parking for the residents will be provided within the 5-story building and in a surface lot on the site. The applicant intends to apply for WHEDA Low Income Housing Tax Credits in January 2024 to help finance this proposal.

A public hearing was held at the December 4, 2023 City Plan Commission meeting. At that time, the developer and their architect made a presentation on their proposal. Discussion was had between the applicant and commissioners regarding items including circulation paths and open space. Additionally, one resident testified and asked questions about potential traffic and play space for children. A representative of the church expressed their willingness to work with the development team to explore sharing outdoor space. The City Plan Commission recommended approval of the subject file conditioned on the applicant providing final exhibits that incorporate previously provided comments from DPW and DCD relating to landscaping and internal pathways.

Sincerely,

 for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

c: Ald. Coggs

