



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

CITY PLAN COMMISSION --

Resolution approving a mixed-use development known as the Bronzeville Creative Arts & Technology Hub located on the north side of West North Avenue between North 6th Street and North 7th Street, relative to the Development Incentive Zone known as Bronzeville Cultural and Entertainment District, in the 6th Aldermanic District.

- Analysis -

This resolution approves a mixed-use residential and commercial building on land located on the north side of West North Avenue between North 6th Street and North 7th Street as it relates to the Bronzeville Cultural and Entertainment District Development Incentive Zone overlay.

Whereas, The City of Milwaukee has established performance standards for the review of new developments and alterations to existing buildings and site work for properties located within the Bronzeville Cultural and Entertainment District Development Incentive Zone (DIZ) overlay, which is generally bounded by land on the north and south sides of West North Avenue, at and west of North Dr. Martin Luther King Jr. Drive and east of Interstate 43, as approved by the Common Council on November 22, 2022 as File No. 220772, and amended on April 9, 2024 as File No. 231709; and

Whereas, FIT Investment Group is proposing to construct a 4-story building that includes 60 residential units and approximately 29,000 square feet of commercial space that will anchor the corner of 6th and North; and

Whereas, The building is anticipated to include a café and 150-200 seat flexible performance space on the first floor of the commercial building, upper floor tenants of the commercial space are intended to have a focus on arts, music and technology, and a STEM tutoring use will be located on the first floor of the residential portion; and

Whereas, The proposed uses are allowed by the DIZ overlay, but the STEM tutoring use is classified as a Community Center, which is a Conditional Use per the DIZ overlay and requires a public hearing by the City Plan Commission.; and

Whereas, Staff has determined that the site plan and building design are consistent with the DIZ standards relating to building placement and setbacks, residential density, building height, windows and glazing, articulation and modulation of building facades, and lighting. Building signage is anticipated to meet the overlay standards, and will be reviewed by Staff to ensure compliance.; and

Whereas, The applicant has requested minor relief from one overlay standard related to the first floor height of the live work units and residential units, and the DIZ acknowledges that there might be unique circumstances that make strict adherence to a specific design standard impractical or causes undue hardship that can be mitigated via a minor relief from the standard, and allows the City Plan Commission to consider the minor relief request provided the applicant demonstrates that either the alternative is consistent with

the overall design principles, the alternative better achieves the intent of the design principles, or the alternative addresses unique site factor(s) that make the standard impractical; and

Whereas, The applicant has submitted detailed information that demonstrates all three minor relief criteria have been met; and therefore, be it

Resolved, By the City Plan Commission of Milwaukee that the overall proposed mixed-use development, Community Center conditional use, and first floor height minor relief items are hereby approved with a condition that the developer submits an updated landscape plan that meets code requirements and includes additional elements along the portion of the northern property line adjacent to 2327 North 6th Street. The developer has also agreed to meet with the adjacent property owner to review impacts of the proposed development on existing solar panels; and, be it

Further Resolved, That the owner, or their assignees, are responsible for maintaining site improvements in accordance with approved plans; and, be it

Further Resolved, That the Department of City Development is authorized to review and approve minor modifications and signage of said plans deemed necessary that are consistent with the approved design standards and the Milwaukee Code.

CPC 7/8/24 CONDITIONALLY APPROVED