



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

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October 20, 2015

To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 205

Dear Committee Members:

File No. 150613 relates to the change in zoning from Local Business and Two-Family Residential (RT4) to a Detailed Planned Development (DPD) for a mixed-use building at 1701-11 and 1717-19 North Humboldt Avenue, on the northwest corner of East Brady Street and North Humboldt Avenue, in the 3rd Aldermanic District.

This zoning change was requested by Ogden Multifamily Partners LLC and will allow for a 3-story mixed-use building with ground floor commercial space and up to 23 residential units. Additionally, 23 interior parking spaces will be provided on the site for the residents. A zoning change is necessary to consolidate zoning on the two sites and allow for an increase in density and the number of allowable units. Under current zoning, a total of 13 residential units could be constructed. If both sites were zoned LB2, then the total number of allowable units would be 14. The applicant is requesting an increase in 9 residential units, or a 60% increase in density, to 23 units. Permitted uses for the commercial space will follow allowable uses in the LB2 zoning district. There will be one below grade level of enclosed parking for residents, as well as bike storage. Grade level will include commercial space and one residence, and additional parking behind these spaces. Floors 2-3 will have residential units and the top floor will have amenity space for the residents.

On September 28, 2015, a special meeting was held with the Historic Preservation Commission (HPC), which considered Ogden's request for a Certificate of Appropriateness (COA) for the demolition of the existing building at 1701-11 North Humboldt Avenue and construction of the new mixed-use building on the development site, as the site is within the Brady Street Local Historic District. A few people attended the public hearing, and one person spoke in opposition to the proposal, stating that pedestrian safety is a problem in this area and this development could worsen the problem. Additionally, the City Plan Commission received two letters in opposition to the proposal, stating that the scale and design of the proposal is not compatible with the Brady Street neighborhood. Since the proposed zoning change is consistent with the existing context and the comprehensive plan recommendations, the City Plan Commission at its special meeting on September 28, 2015 recommended approval of the subject file, conditioned on working with DCD staff on final drawings.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Nik Kovac

