



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

14th Ald. District
Ald. Dimitrijevic

CITY PLAN COMMISSION
ZONING REPORT

File No. [220629](#)

Location: 2202 South Kinnickinnic Avenue

Applicant/

Owner: Jeffrey Baker, Design Parameters (architect) on behalf of Milwaukee Dermond, LLC (owner)

Current

Zoning: Detailed Planned Development (DPD) known as Vue Apartments

Proposed

Zoning: Minor Modification to the DPD known as Vue Apartments

Proposal:

This file relates to a Minor Modification to the Detailed Planned Development known as Vue Apartments to allow changes to the first floor glazing along Ward Street, located on the east side of South Kinnickinnic Avenue, south of East Ward Street, in the 14th Aldermanic District.

The 5-story, 69-unit mixed-use residential building contains commercial space at the corner of Kinnickinnic and Ward. The first floor commercial space, which will be occupied by a restaurant/tavern, contains floor-to-ceiling clear storefront glazing along East Ward Street. The applicant is proposing changes to the glazing include the addition of two overhead doors and a sit-up counter. Outdoor seating and tables are also proposed, and will be placed such that a minimum 5' clearance along the public sidewalk will be maintained.

The applicant's architect is working with DPW and the ADA Coordinator to ensure that the outdoor seating and grade of the right-of-way meet accessibility requirements.

Adjacent Land Use:

Zillman Park is to the north of the site. Single- and two-family residents are to the east, and commercial uses are to the south and west.

Consistency with

Area Plan:

The proposed minor modification to allow changes to the first floor glazing to the first floor along Ward Street is consistent with the recommendations of the Southeast Side Area Plan, which was adopted in 2008, and with the currently-underway Bay View Neighborhood Plan 2040. The Southeast Side Area Plan recommends that buildings embrace the public realm to create a pedestrian friendly environment. The Plan also recommends that all first floor glazing in commercial areas be transparent to provide a welcoming pedestrian atmosphere and sense of public safety. The proposal to add clear overhead doors fulfills the intent of the plan recommendations. It is important that the doors be transparent, as they are currently proposed, and that the sidewalk clearance is ADA compliant, as is currently proposed.

**Previous City
Plan Action:**

8/17/15 – City Plan Commission recommended conditional approval of the change in zoning from Local Business to Detailed Planned Development for construction of a mixed-use building on the properties at 2202-06 South Kinnickinnic Avenue and 371 East Ward Street and from Single-Family Residential to Detailed Planned Development for construction of a parking lot on vacated excess street right-of-way in the area bounded by South Allis Street, East Brunk's Lane and East Ward Street, and a portion of East Brunk's Lane between South Allis Street and East Ward Street, in the 14th Aldermanic District. (File No. [141868](#))

**Previous Common
Council Action:**

9/22/15 – Common Council approved the change in zoning from Local Business to Detailed Planned Development for construction of a mixed-use building on the properties at 2202-06 South Kinnickinnic Avenue and 371 East Ward Street and from Single-Family Residential to Detailed Planned Development for construction of a parking lot on vacated excess street right-of-way in the area bounded by South Allis Street, East Brunk's Lane and East Ward Street, and a portion of East Brunk's Lane between South Allis Street and East Ward Street, in the 14th Aldermanic District. (File No. 141868)

Staff**Recommendation:**

Since the proposed changes to the Ward Street commercial façade will allow additional activation along the street and accommodate a new commercial tenant's needs, staff suggests that the City Plan Commission recommends approval of the subject file.