



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

August 27, 2021

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

Dear Committee Members:

File Nos. 210585 and 210586 relate to creating the Bronzeville Cultural and Entertainment District Interim Study (IS) Overlay Zone and approving the associated study plan, as established by Section 295-1005 of the Milwaukee Code of Ordinances, for properties located along West North Avenue between North Dr. Martin Luther King, Jr. Drive and Interstate 43, in the 6th Aldermanic District.

File No. 210585 establishes an overlay zone that allows for discretionary review of new uses in the Bronzeville Cultural and Entertainment District while additional changes in zoning provisions are contemplated. File No. 210586 creates a study plan that incorporates land use and development goals that have been identified during past Bronzeville planning efforts. The overlay zone will serve to advance the goals established for the development of the Bronzeville Cultural and Entertainment District. This interim study overlay was initiated at the request of the local alderperson representing the Bronzeville area, based on input from the Bronzeville Advisory Committee and other Bronzeville stakeholders working on the ongoing development of the Bronzeville Cultural and Entertainment District.

The creation of the Bronzeville IS overlay zone is being proposed to provide for additional review of development proposals in Bronzeville while the Department of City Development (DCD) Planning Division works with the Bronzeville Advisory Committee, BID, area property owners, and other stakeholders to explore a longer-term zoning overlay that aligns with the recommendations of past Bronzeville planning efforts. This overlay zone is being proposed due to the fact that certain uses allowed under the current LB2 zoning may not be consistent with the long-term goals of the area, and if they are established within Bronzeville may ultimately hinder the ability to develop a thriving Cultural and Entertainment District in the area. Creating it would allow for the exploration of a new overlay zone or other zoning changes and provide the time necessary to implement the zoning changes required to support stakeholders' vision for this area. The IS shall terminate two years from its effective date unless it has been repealed or superseded by a zoning map amendment. Upon the establishment of an IS, all uses listed in the existing or proposed district as permitted, limited or special uses are special uses for which approval of special use permits by the Board of Zoning Appeals is required. In addition to the findings required for special uses, the Board shall find that a proposed use will not conflict with or exacerbate the land use and development issues identified by the study plan approved for the Bronzeville Cultural and Entertainment District along with the Overlay.

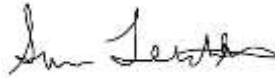
The City Plan Commission held a public hearing regarding these items at its regularly scheduled August 23, 2021 meeting. DCD discussed the purpose of an Interim Study Overlay Zone, the various planning efforts in the Bronzeville neighborhood, and the role of various stakeholders in the neighborhood. Alderwoman Coggs also spoke about the history of the Bronzeville initiative current momentum and the



hope that the overlay would provide another step towards the goal of enlivening the commercial corridor while providing enough time to potential craft a future overlay zone. No members of the public spoke on the file.

Since the proposed Interim Study Overlay Zone will allow a more detailed review of uses within the overlay zone for a period of up to 2 years while the Bronzeville Advisory Committee, local alderwoman and other stakeholders work with DCD Planning staff to determine whether any permanent overlay zones or zoning changes will help to advance the goals of previous plans for Bronzeville, the City Plan Commission at its regular meeting on August 23, 2021 recommended approval of the subject files.

Sincerely,

A handwritten signature in black ink, appearing to read "Lafayette L. Crump", followed by the word "for" in a standard font.

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Coggs