

Comprehensive Plan Amendment and Zoning Change Proposal

2372 South Logan Avenue



Proposal

File #170562 would amend the land use recommendation for the Catalytic Project Area at **2372 South Logan Avenue** within the Southeast Side Comprehensive Area Plan, part of Milwaukee's Overall Comprehensive Plan, to call for the property to be utilized as public park space.

File #170444 would change the zoning for the parcel from residential (RT4) to park (PK).



Southeast Side Plan

- Adopted in 2008 after a multi-year planning process
- One of 13 Area Plans that make up Part of City of Milwaukee Comprehensive Plan
- Extensive public engagement to develop plan
- Sets forth the goals of residents and business owners for their community
- Land use decisions (including zoning changes) must be consistent with the recommendations of the plan under Wisconsin Statute 66.1001



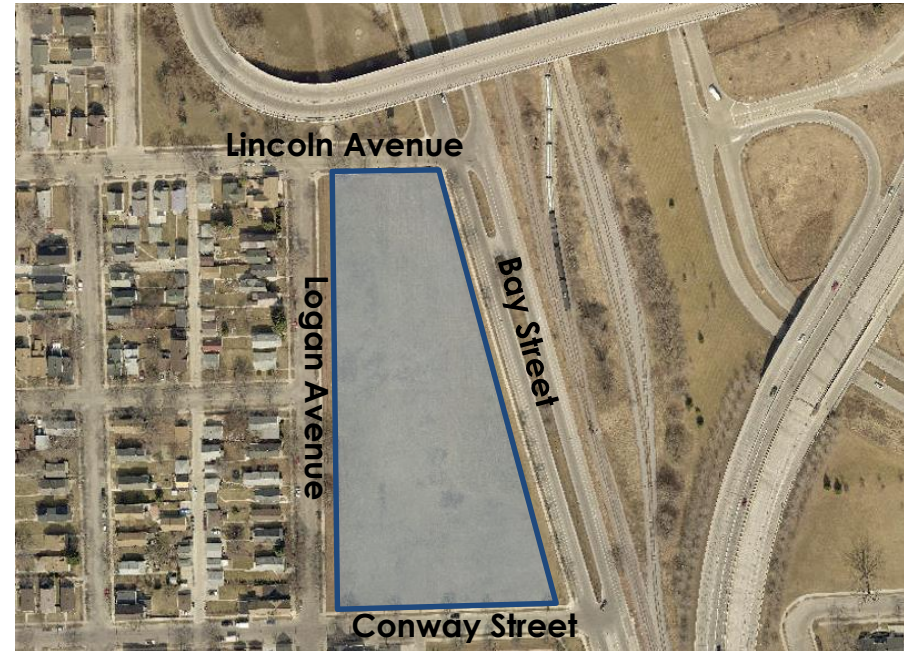
Public Engagement

- Followed adopted process for Public Participation in Comprehensive Planning
- 15 member Contract Management Team (CMT)
- 14 funding partners
- Plan Advisory Group
- Community survey
- Visioning workshops
- Public meetings



Catalytic Project: 2372 South Logan

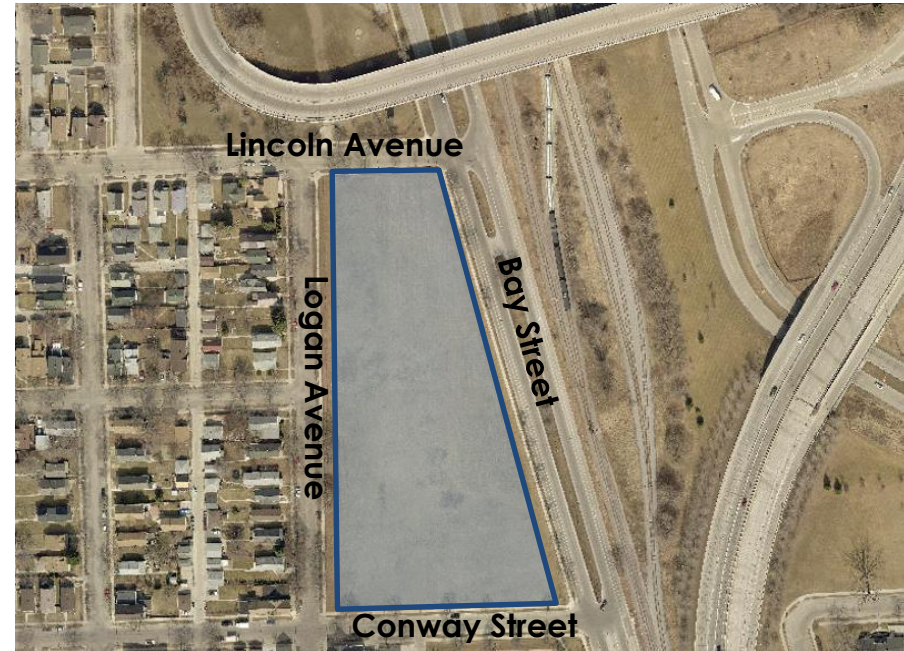
- Southeast Side Plan calls for the site to be developed as housing
- Potential for senior housing and/or environmentally friendly “Solar Village” concept
- Site could accommodate a variety of housing styles that would fit with neighborhood context
- Balances housing needs and neighborhood goals
- Potential for Transit Oriented Development nearby future KRM station



Catalytic Project: 2372 South Logan

Implementation Timeline:

- Board of Harbor Commissioners and Common Council declare property surplus to municipal needs in October 2008
- RFP process in 2008-2009
- Multiple proposals received
- No proposal advanced during housing market downturn and all proposals ultimately rejected



Catalytic Project: 2372 South Logan

CONCEPTUAL Site Plans
(Source: Southeast Side Plan)



Catalytic Project: 2372 South Logan

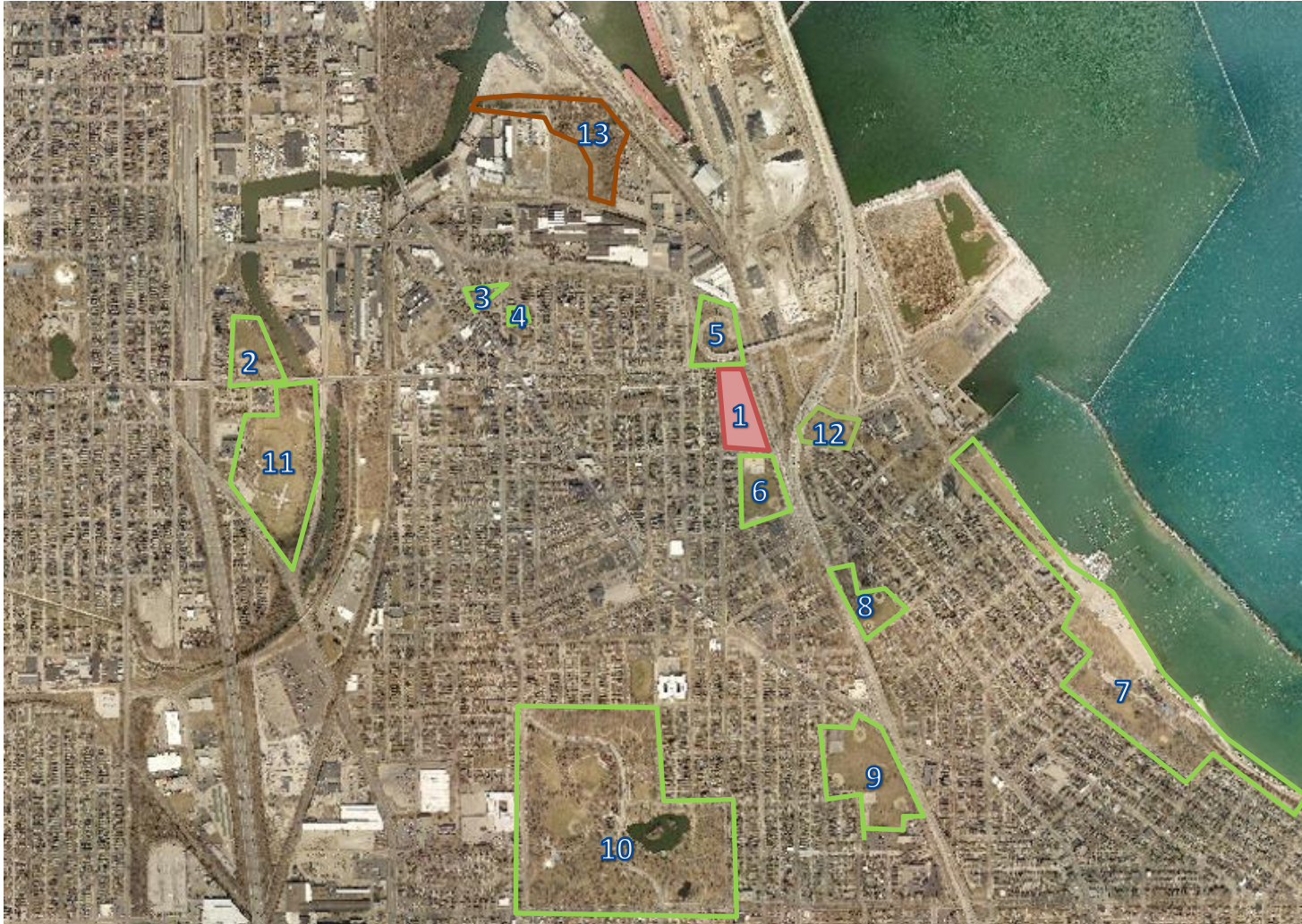
Development Potential:

- 5.6 acre site can accommodate context sensitive housing development and added public space
- Potential for a variety of housing styles (senior, “eco village,” pocket neighborhood, etc.)
- Potential to extend East Linus Street



CONCEPTUAL Site Plan (Source: DCD Planning)

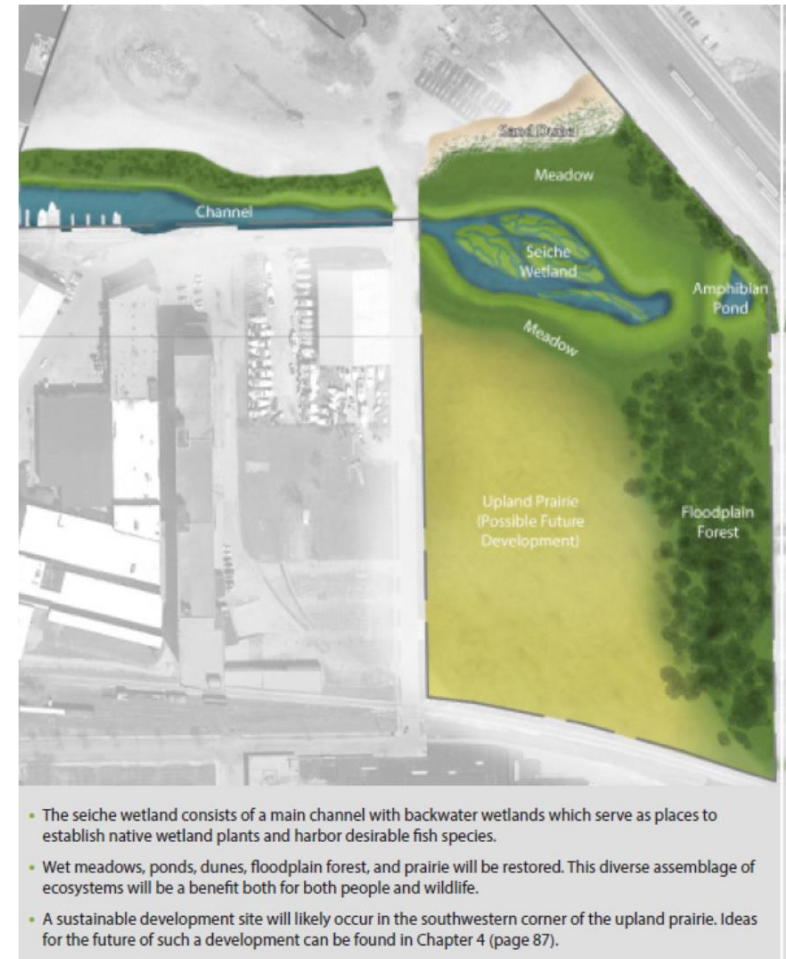
Open Space Context



1. 2372 S. Logan
2. Lincoln Field
3. Zillman Park
4. Allis/Lincoln
5. Bay/Lincoln
6. Beulah Brinton
7. Cupertino / South Shore Parks
8. Lewis Field
9. Sijan Playfield
10. Humboldt Park
11. Baran Park
12. 1314 E. Conway
13. Grand Trunk Wetland (future)

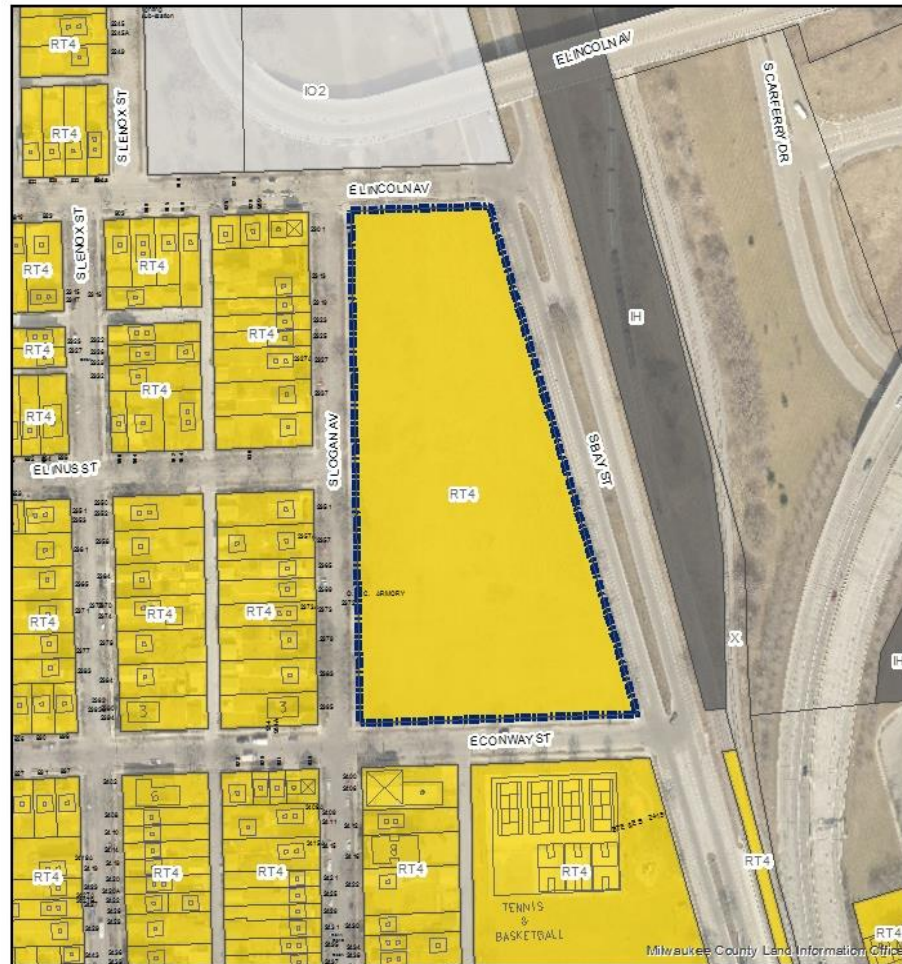
Grand Trunk Wetland Restoration

- 6.5 Acre Wetland Restoration
- Called for within Southeast Side Plan. Bay View Wetland Master Plan and Harbor District Plan advanced this project
- Redevelopment Authority of the City of Milwaukee currently working with Port of Milwaukee, DNR, Harbor District Inc., and others on final design/permitting
- Construction/Restoration slated for Fall 2018-Spring 2019 pending funding availability



Zoning

- Current zoning is RT4, which permits single family and duplex housing
- Park uses also permitted
- No more than 4 dwelling units per building permitted in RT4 district



File No. 170444
RT4 to PK
2372 S. Logan Av.
August 2017

Legend

Zoning Change Boundary

Zoning

MAPCODE

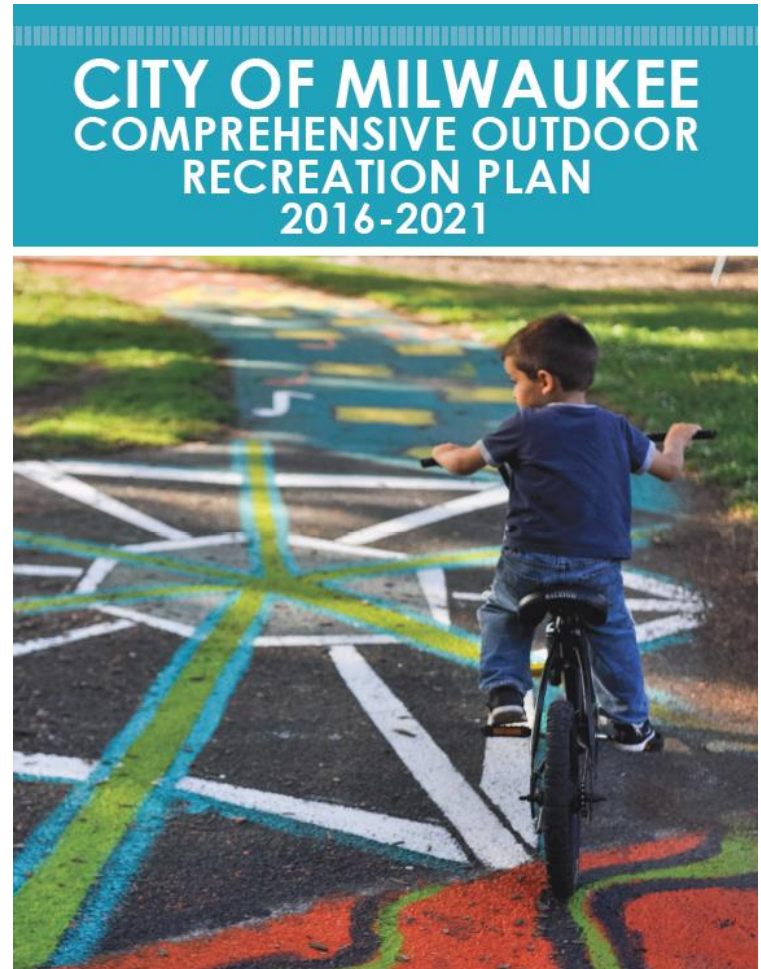
- Commercial - Commercial Service
- Commercial - Neighborhood Shopping
- Commercial - Local Business
- Commercial - Regional Business
- Downtown
- Industrial - Office
- Industrial - Light
- Industrial - Mixed
- Industrial - Heavy
- Residential - Single Family
- Residential - Two Family
- Residential - Multi-Family
- Residential - Residence and Office
- Special - Parks
- Special - Institutional
- Special - Planned Development
- Special - Redevelopment District



0 210 420 Feet

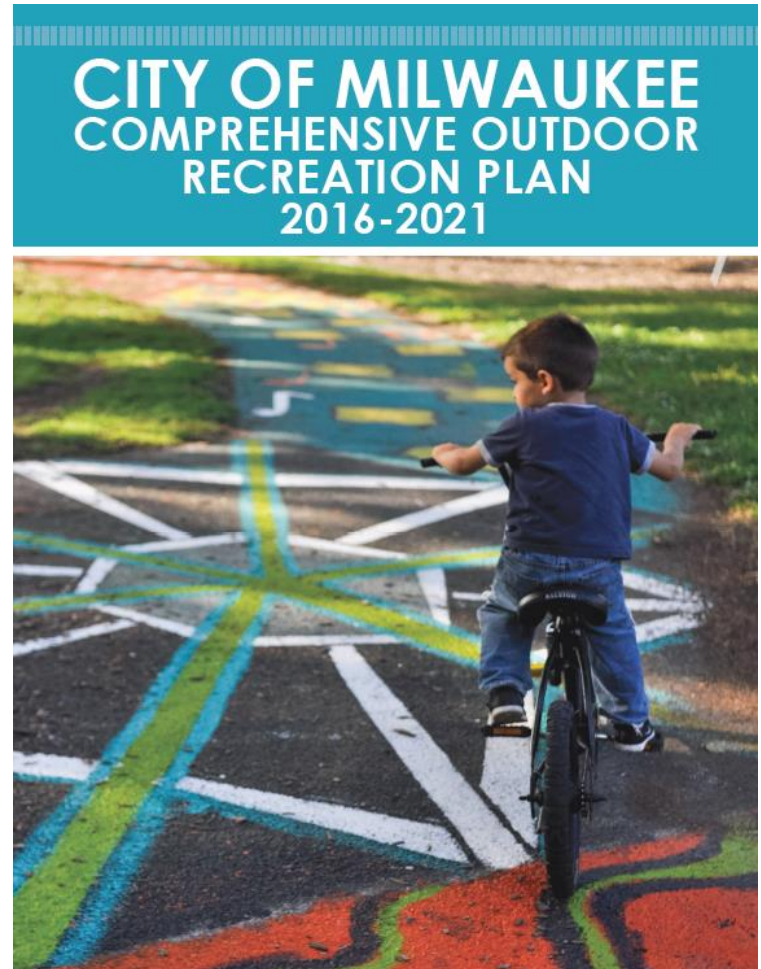
Comprehensive Outdoor Recreation Plan

- Adopted October 2016
- Identifies existing outdoor recreational space inventory and gaps
- Sets goals and priorities for outdoor recreation
- Focus on funding to maintain existing assets



Recommendations

- Ensure all residents have access to outdoor recreation facilities
- Consistent with ReFresh Milwaukee target, provide outdoor recreation opportunities within a ten minute walk (1/4 mile) for all residents
- Focus future conversion projects in areas considered underserved by existing facilities. Consider number of low income families without park access when making investment decisions
- Grand Trunk Wetland Restoration, KK River Trail, Powerline Trail, and Bay/Lincoln and Allis/Lincoln playground restoration among neighborhood projects recommended



Comprehensive Outdoor Recreation Plan

Parcels Zoned PK (Park)			
Ald.	Acres PK	Total Area	Pct. of Total
1	706.4	4,396.6	16.1%
2	201.4	4,069.0	4.9%
3	350.8	2,212.6	15.9%
4	432.9	2,418.4	17.9%
5	661.1	6,466.0	10.2%
6	104.1	3,049.6	3.4%
7	109.9	2,742.5	4.0%
8	140.9	2,434.6	5.8%
9	1,538.2	9,250.0	16.6%
10	281.6	4,561.2	6.2%
11	277.8	4,099.2	6.8%
12	71.7	2,193.5	3.3%
13	382.3	7,507.7	5.1%
14	222.1	3,749.9	5.9%
15	164.8	2,793.1	5.9%



Comprehensive Outdoor Recreation Plan

Housing Units Served by Park*			
Ald.	Served	Not Served	Pct. Served
1	12,387	3,462	78.2%
2	8,789	6,286	58.3%
3	19,923	1,069	94.9%
4	13,647	3,810	78.2%
5	10,455	6,439	61.9%
6	13,194	3,185	80.6%
7	11,131	4,840	69.7%
8	9,987	1,939	83.7%
9	12,014	4,046	74.8%
10	11,866	6,158	65.8%
11	11,097	7,361	60.1%
12	11,508	1,405	89.1%
13	8,789	7,340	54.5%
14	14,998	2,051	88.0%
15	11,408	2,256	83.5%

*Within ¼ mile walk of a park, playground or other recreation facility



Amendment Process

- Common Council adopted modified Update and Amendment Procedure for Comprehensive Planning in December 2016
- Two types of Plan Amendments:
 - **Minor Amendment** is introduced for consideration by CPC and then Common Council approval.
 - **Plan Amendment or Update** requires Common Council directing resolution, then full Public Participation process, then drafting for review by CPC and Common Council.

