



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

**Rocky Marcoux**  
Commissioner  
rmarco@milwaukee.gov

**Martha L. Brown**  
Deputy Commissioner  
mbrown@milwaukee.gov

September 9, 2014

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

Dear Committee Members:

File No. 140571 relates to the change in zoning from Single-Family Residential (RS6) to Neighborhood Shopping (NS1) for expansion of parking on the property located at 4021 North 90th Street, on the west side of North 90th Street, north of West Capitol Drive, in the 5th Aldermanic District. This zoning change was requested by Krause Properties, LLC, and would permit the property located at 4021 North 90th Street, zoned residential, to be combined with the properties located at 9000 and 9020 West Capitol Drive, which are zoned neighborhood shopping, to expand an existing surface parking lot. The parking lot would be required to meet landscape requirements per the zoning code.

Krause Funeral Home has been at its current location, 9200 West Capitol Drive, since 1958. Krause Funeral Home acquired 4021 North 90th Street in 2012 after the church at that site closed earlier that year. This building is currently being razed due to damage that resulted from extensive flooding damage from a burst pipe, which could not be repaired effectively due to the extensive use of asbestos throughout the building. The applicant has reached out to adjacent neighbors regarding its desire to rezone the site to expand its onsite parking. Of those they have reached out to, two neighbors have expressed concern. One of those neighbors lives directly north of the site. The neighbor had concern for her privacy while she utilizes her yard. The applicant worked with the neighbor to address her concerns. The second neighbor lives directly across the street from the subject property and is concerned that vehicle headlights will shine onto her property from the new parking lot. The applicant has assured her that the parking spaces will run parallel to the roadway so parked cars will not be facing the home. Additionally, they stated that the additional parking will lessen the burden on street parking (from the former church and the funeral home). After discussions, the neighbor continues to have concerns about the headlights.

This site is located within the West Side Comprehensive Area Plan, and is more specifically within the Capitol Drive Commercial Corridor. The plan encourages shared parking for all existing parking lots and future developments. Additionally, the plan calls to preserve and maintain landscaping in all corridors, and continue efforts to incorporate open space features in all new developments. This proposal is not inconsistent with the plan's recommendations.

On September 8, 2014, a public hearing was held and at that time, the neighbor who lives directly across from the proposed parking lot spoke in opposition for reasons stated above with respect to headlights shining into her home. Since the proposed zoning change will permit the existing funeral home to provide additional parking for its customers, the City Plan Commission at its regular meeting on September 8, 2014 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. James Bohl

