



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

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March 13, 2019

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

Dear Committee Members:

File No. 181394 relates to the change in zoning from a General Planned Development (GPD) known as Clarke Square Apartments to a Detailed Planned Development (DPD) known as Journey House at Clarke Square for multi-family residential development at 2331 West Vieau Place, 918 South 24th Street and 2330 West Mineral Street, located on the northeast corner of West Mineral Street and North 24th Street and the southeast corner of West Vieau Place and North 24th Street, in the 8th Aldermanic District.

In February 2017, a GPD was established for the subject properties to allow for the development of 2 multi-family residential buildings with a total of 40 units (FN 160918). The buildings, which will be developed and managed by Cardinal Capital Management, Inc., will contain affordable apartments, a portion of which will be designated to serve individuals aging out of foster care. Additionally, supportive services will be provided by Journey House to the residents at their existing nearby facility located at 2110 West Scott Street.

Now, the applicant is seeking to rezone the sites to DPD, which will approve the project specifics, including the site plans and building elevations. As per the GPD, the proposed development includes two multi-family residential buildings, with the first site located on the northeast corner of West Mineral Street and South 24th Street, north of Clarke Square Park, and the second on the southeast corner of West Vieau Place and South 24th Street, south of Clarke Square Park. The Vieau Place property will include 23 units and the Mineral Street property will include 17 units, for a project total of 40 units.

Staff worked with the applicants to refine the design so it met the standards of the GPD. Each building will utilize the following materials: brick veneer at street elevations with LP trim and siding within the main body of the buildings and rubber roof. Windows are distributed on all sides of the buildings, which will have ample variations in exterior elevation planes as well as porches and projecting elements.

Consistent with the GPD, the Vieau Place Property will have six surface parking spaces to the east and southeast of the building and 25 underground parking spaces. Access to all parking spaces and for all vehicular traffic is off the public alley to the east of the Property. The Mineral Street Property has 14 underground parking spaces. Pedestrians can also access the building from an entrance on West Mineral Street. The existing pedestrian walkways on Mineral Street and 24th Street will be maintained. Bicycle parking will be located as shown on the plans and will adhere to the zoning standards set forth in 295-405 of the zoning code.

On March 11<sup>th</sup>, a public hearing was held on the subject file and the applicants spoke about the project and their mission serving children and families on Milwaukee's Near South Side since 1969. Representatives spoke about the public meetings they held on the project and that this is the fifth of this type of facility. A neighbor then spoke in opposition to file. He stressed that he supports the work of Journey House but had concerns about them being stretched beyond their capacity and might need a clinical psychologist/social worker for additional support for residents of the new buildings. He also mentioned that



upon approval of the GPD, there had been discussion regarding a community benefits compact, but there had been no follow up leading him to be concerned about issues with property management and communication.

Dr. Bria of Journey House responded to his concerns and talked about their partnering with neighborhood organizations such as the Clarke Square Neighborhood Initiative. She also explained that Journey House's clinical psychologist is on hand to assist at the properties as needed. The commissioners reaffirmed that continual engagement with neighbors is critical to the success of the project. Additionally, they raised concerns about the design of the buildings, commenting that the posts on the porch should be bigger and that the materiality and facades appear overly uniform and suburban in design.

Since the proposed zoning change is generally consistent with the Near South Comprehensive Area Plan and the previously approved GPD, the City Plan Commission, at its regular meeting on March 11, 2019, recommended approval of the subject file conditioned on submitting final exhibits with staff comments incorporated into them. Specifically, that the drawings for the Vieau Place building should show revisions to the porch roof and the base of the porch, and the grids within the windows on both buildings, should be removed.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Donovan