



**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

April 7, 2022

To the Honorable Members of the  
Zoning, Neighborhoods, and Development Committee  
City of Milwaukee  
City Hall, Room 301-B

Dear Committee Members:

File number 211510 relates to the change in zoning from a Detailed Planned Development known as ReadCo to a new Detailed Planned Development to allow a mixed-use residential building at 1132, 1136-46 and 1164 East North Avenue, located on the north side of East North Avenue, west of North Commerce Street, in the 3rd Aldermanic District.

In spring 2020, the Dept. of City Development's Real Estate section issued a Request for Proposals (RFP) for the City-owned site, which was awarded to General Capital/KG Development. The applicant's zoning change request will allow for the construction of a 91-unit mixed-use development with ground floor commercial space. The 4-story building would include a mix of market rate and workforce housing units, space for the Riverwest Food Accelerator along North Avenue and Commerce Street, and 95 on-site parking spaces. The property at 1136-46 E. North Avenue is currently owned by the City of Milwaukee and would be sold to the developer as part of this project.

The City Plan Commission held a public hearing for this item at its regular meeting on April 4, 2022, and no members of the public attended to comment on the file. The City Plan Commission recommended approval of this file conditioned on the applicant making revisions to the zoning exhibits to incorporate technical changes including clarifying parking spaces and permitted uses, and minor changes to the building elevations.

Sincerely,

for

Lafayette L. Crump  
Executive Secretary  
City Plan Commission of Milwaukee

Cc: Ald. Kovac

