



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

Ald. Bauman  
4<sup>th</sup> Ald. District

### CITY PLAN COMMISSION ZONING REPORT

**Ordinance File No.** [220067](#)

**Location:** 640 East Summerfest Place

**Applicant/  
Owner:** Kaeding Development Group, LLC

**Current  
Zoning:** Industrial Mixed (IM)

**Proposed  
Zoning:** Downtown-Mixed Activity (C9G)

**Proposal:** This file relates to the change in zoning from Industrial Mixed, IM, to Downtown-Mixed Activity, C9G, for the property located at 640 East Summerfest Place, on the north side of East Summerfest Place, west of North Harbor Drive, in the 4th Aldermanic District. This zoning change was requested by Kaeding Development Group, LLC and will allow the subject site to be combined with an adjacent parcel that is zoned C9G for land development.

The land that is the subject of this file is anticipated to be sold by the Italian Community Center to Kaeding Development Group, who is the applicant for this zoning change. The applicant proposes a multi-family residential development for the site once the parcels can be combined.

While final development plans are not part of this zoning change application, design approval of the future proposal will be required by the Historic Third Ward Architectural Review Board.

**Adjacent Land Use:** The properties to the north and west of the subject site are zoned as Downtown-Mixed Activity (C9G). The properties to the south and east along East Summerfest Place are zoned as Industrial Mixed (IM). The Summerfest grounds are located directly to the east of the subject site and are within the Parks zoning district (PK).

**Consistency with**

**Area Plan:**

The proposed zoning map change is within the planning area of the Third Ward Area Plan, adopted in 2005. The parcel is located within Area C – Italian Community Center Grounds. To-date, the grounds have been used as surface parking, except for the community center itself. The Vision for this district in the Area Plan “is an Italian village in terms of density, urban form, and mix of uses.” The Use Policy (page 65) specifies that the surface lots should be replaced with new mixed-use development, including commercial (office and retail), hotel, general service, food service, and especially residential uses, under any of a number of scenarios. This site was also identified as a catalytic project in the plan (pages 111-114). The proposed zoning map change from Industrial-Mixed (IM) to Downtown Mixed Activity (C9G) is consistent with the Area Plan.

**Previous City  
Plan Action:**

None.

**Previous Common  
Council Action:**

None.

**Recommendation:**

Since the proposed zoning change will allow the subject site to be combined with the adjacent site, zoned C9G, and the proposed future development is consistent with the recommendations of the Third Ward Area Plan, staff suggests that the City Plan Commission recommends approval of the subject file.