



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

**Rocky Marcoux**  
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Deputy Commissioner  
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November 10, 2015

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

Dear Committee Members:

File No. 150857 relates to the change in zoning from Two-Family Residential (RT4) to a Detailed Planned Development (DPD) for supportive housing at 1914-18 North 6th Street, on the northeast corner of North 6th Street and West Reservoir Avenue, in the 6th Aldermanic District.

This zoning change was requested by Cardinal Capital Management, Inc., and will permit construction of a building with 24 units of supportive housing. In January 2015, the Board of Zoning Appeals (BOZA) granted a use variance for this use on the site for a period of 15 years. However, some building design standards, including setbacks, did not meet the zoning standards of the current (RT4) zoning district. The proposed DPD zoning will make the supportive housing use permitted on a continual basis and will approve the building design and site plan. Cardinal received WHEDA LIHTC credits in 2015.

The existing vacant structure will be demolished and will be replaced with the three story, 24-unit apartment building. In addition to two, one-room units, the first floor will include offices for Wisconsin Community services staff, a reception area, a warming kitchen, resident lounge, dining area and community room. The second and third floors will house a total of 22 one-bedroom units. Supportive services will be provided onsite for the residents and community members. An outdoor patio will be provided for the residents, and six off-street parking spaces will be on the site for employees.

On November 9, 2015, a public hearing was held and at that time, nobody spoke in opposition. The City Plan Commission received a letter of support for the proposal from the Halyard Park Neighborhood Association. Since the zoning change is consistent with the Northeast Side Comprehensive Plan and BOZA's previous approval of the use, the City Plan Commission at its regular meeting on November 9, 2015 recommended approval of the subject file, conditioned on working with staff on the final narrative, landscape and site plans.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Milele Coggs

