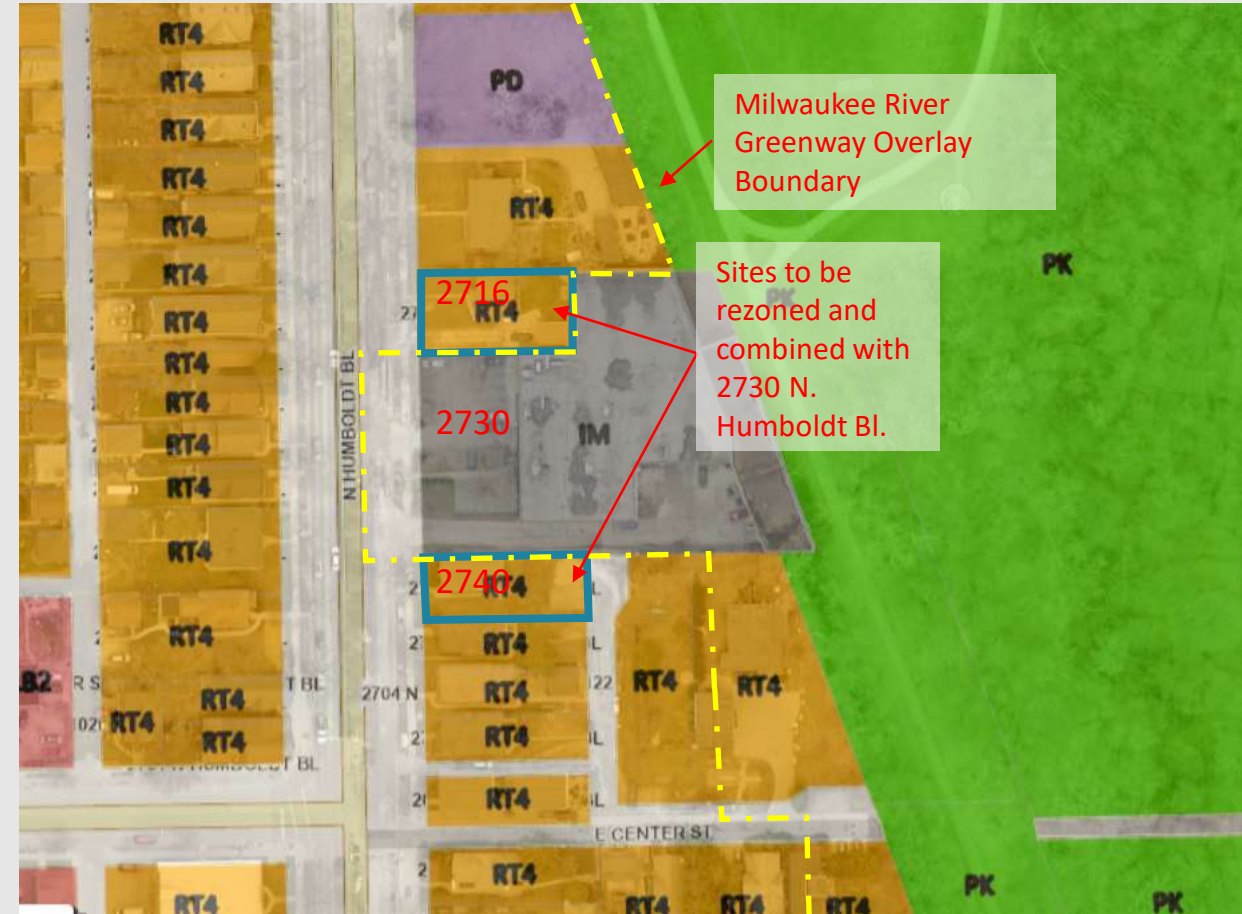
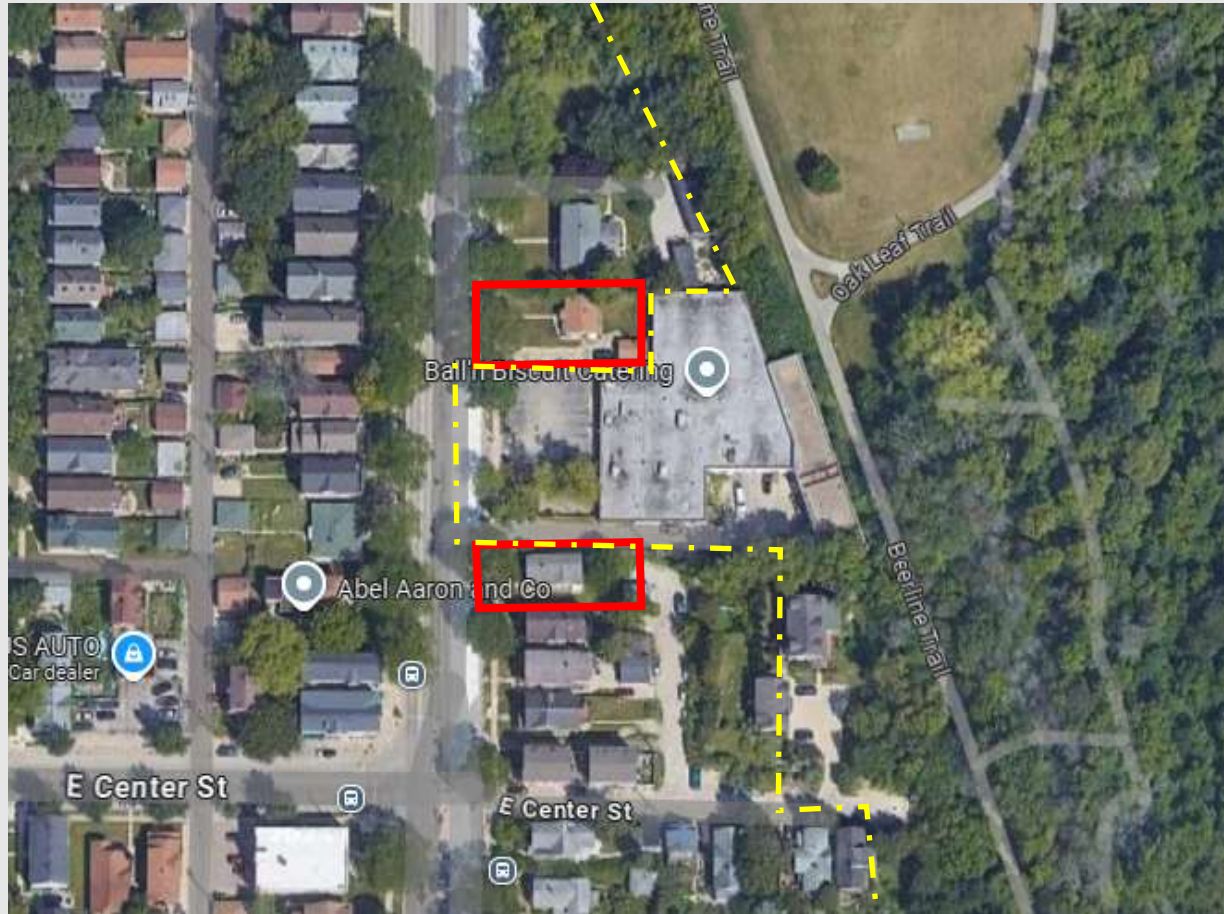
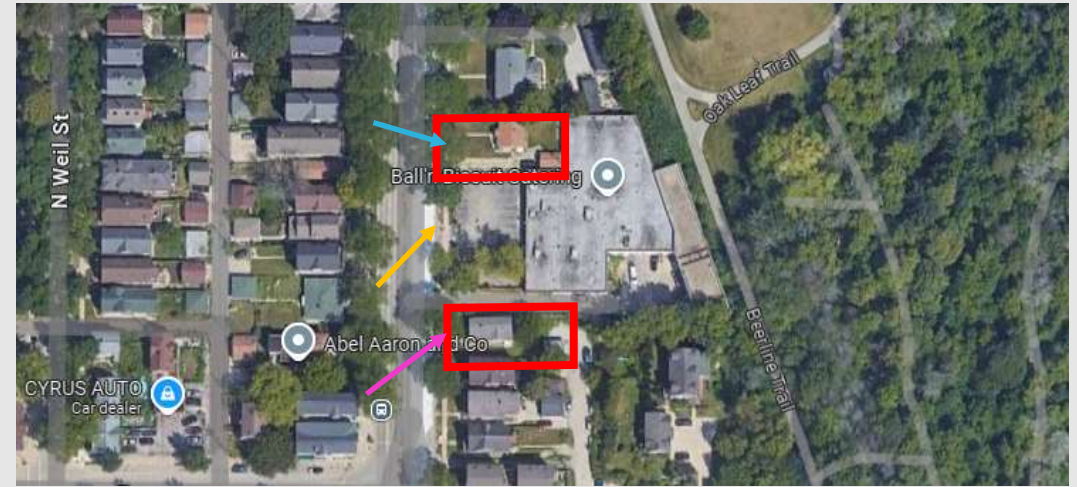


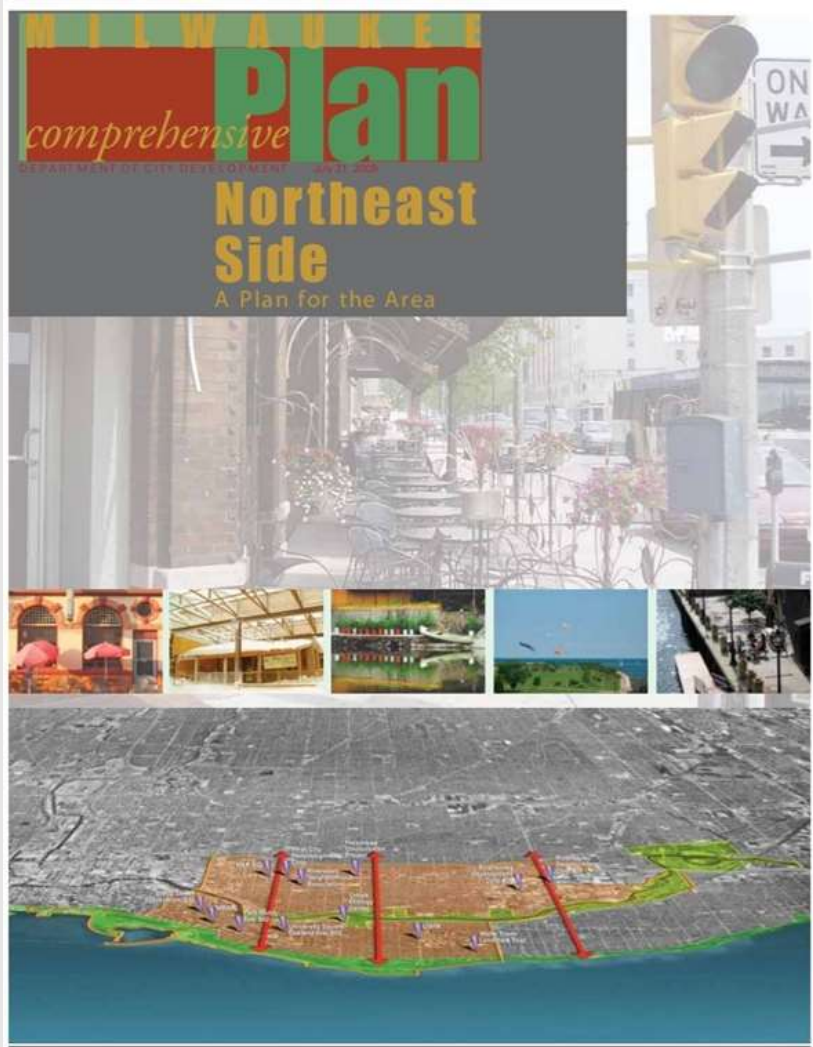
File Number 240661. A substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, to Industrial Mixed, IM, for the properties located at 2716 and 2740 North Humboldt Boulevard, on the east side of North Humboldt Boulevard, north of East Center Street, in the 3rd Aldermanic District.



File Number 240661. Context.



File Number 240661. Consistency with Comprehensive Plan.

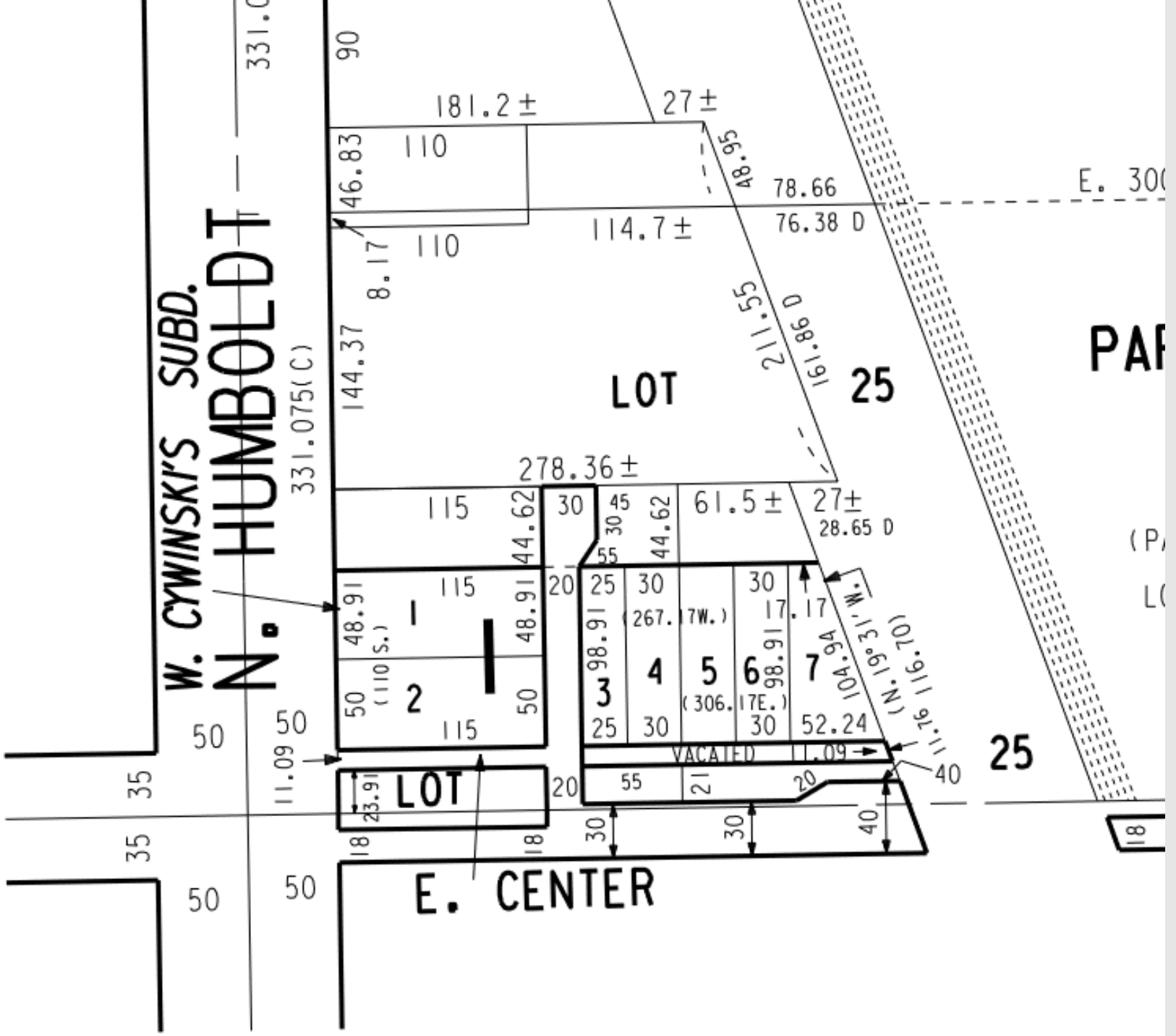


Northeast Side Plan

- Adopted in 2009, and amended in 2012 and 2018.
- Supports new development on vacant or underutilized land that reinforces compact and pedestrian-friendly development patterns, adds to the diversity of housing choices in the area, supports opportunities for owner occupancy, and protects the natural environmental corridor along the river.
- Proposed development would repair the traditional built street edge along N. Humboldt Bl. with well-articulated, pedestrian-friendly building facades and create unique housing options that support access to transit and open space.
- Proposal is consistent with the plan recommendations.



**W. CYWINSKI'S SUBD.
N. HUMBOLDT**





N. Humboldt Bl.

2750 N HUMBOLDT BL

2730 N HUMBOLDT BL

2740 N HUMBOLDT BL

1211 E LOCUST ST

2730 N HUMBOLDT BL

2716 N HUMBOLDT BL

2710 N HUMBOLDT BL

1122 E CENTER ST

1124 E CENTER ST

2704 N HUMBOLDT BL

2700 N HUMBOLDT BL

2684 N HUMBOLDT BL
2686 N HUMBOLDT BL
2684 N HUMBOLDT BL

E. Center St.

2678 N HUMBOLDT BL

1123 E CENTER ST

1129 E CENTER ST

1137 E CENTER ST

2670 N HUMBOLDT BL

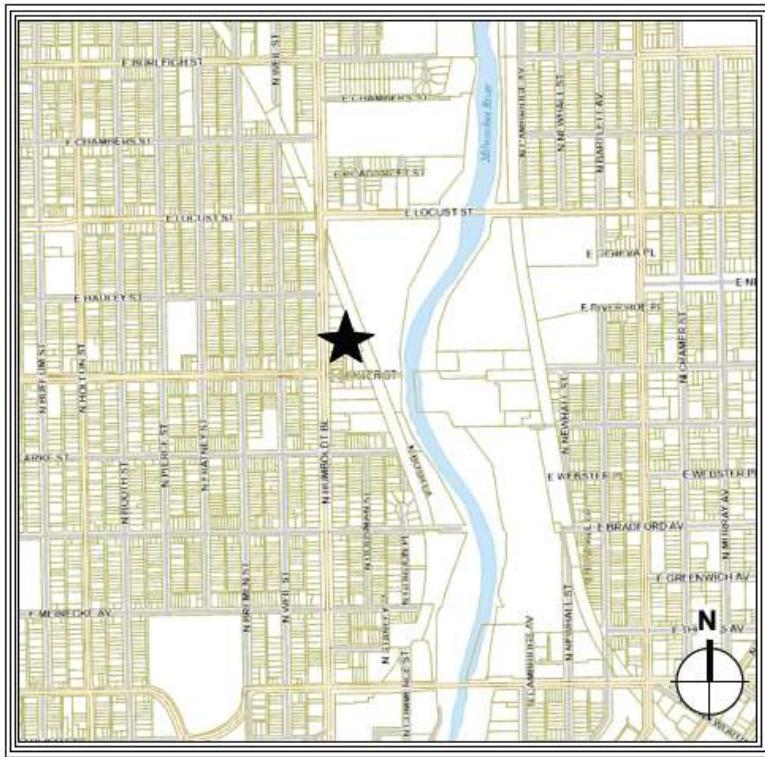
1201 E CENTER ST

2660 N HUMBOLDT BL

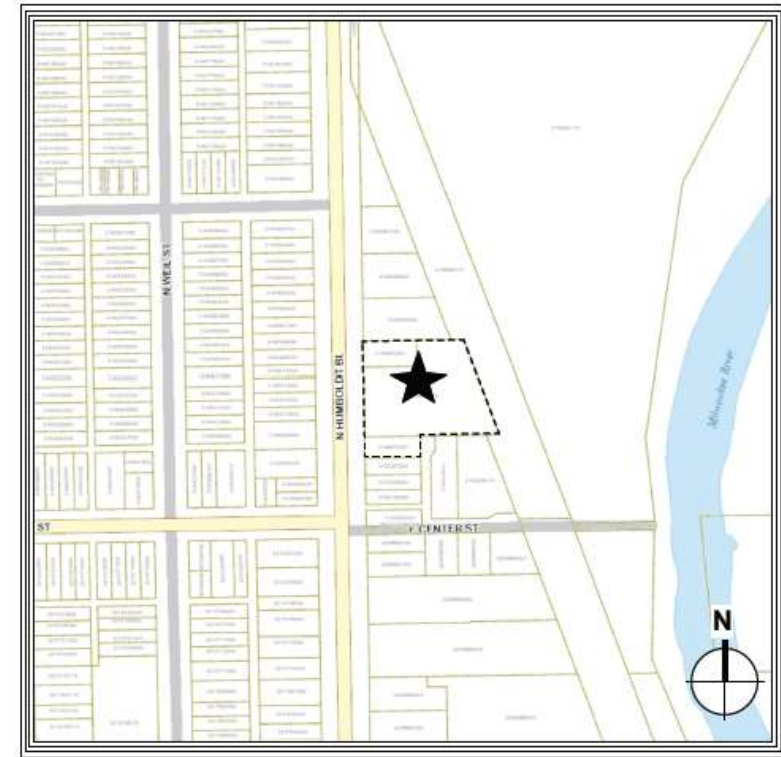
RIVER TRAIL COMMONS

Petition for Zoning Change from
IM, RT4, RT4 to all IM

GENERAL LOCATION MAP



SITE LOCATION MAP



Current parcels of 2716, 2730 &
2740 N. Humboldt Blvd.,
Milwaukee, WI 53212 undergoing
Land Combination process with
Certified Survey Map to combine
into single parcel of proposed
zoning type IM



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RIVER TRAIL COMMONS

2716, 2730, 2740 N. Humboldt Blvd.
Milwaukee, WI 53212

ZONING CHANGE
PETITION

DATE:
10.21.2024

PROJECT NO:
230020.02

G0.0

Nola J. Hitchcock Cross

Employment, civil rights, whistleblower & cooperative attorney, Cross Law Firm: provides legal services to numerous Milwaukee worker, consumer and housing cooperatives and focuses on all employment matters and whistleblower reward programs. Twice president of the State Bar Labor Law Section.

- **Cohousing Consultant** - 1-year 500-Communities Cohousing Development Program certification with Kathryn McCament
- **Cohousing “Study Group 1” Facilitator** certification with Charles Durrett.
- **National Cohousing Association’s Coalition for Racially Diverse Cohousing**, participant
- **Speaker, American Institute of Architects**–Minnesota, “**Designing for Social Interaction**”
Cohousing Assoc. of America national conferences, “**Sustainable Farming in Cohousing**”
Midwest Energy Fair on “**Why Cohousing is Sustainable**”
- **Milwaukee Common Council committee** (10 yr. term) to award **business development grants** to non-profits and cooperatives for job creation mayoral appointment over a decade.
- **Riveredge Housing Cooperative co-founder** in Riverwest in 1976, a limited equity 10-home housing cooperative, for which she obtained the first HUD insured mortgage to a cooperative and the first mortgage from the National Cooperative Bank.
- **Village Cooperative**, a farming community on 14 ½ acres in Oak Creek, created opportunity.



RTC's Mission:

Create an Inclusive Mixed Income Community of Neighbors, addressing Milwaukee's history of racial deed restrictions by--

focusing on the racial home equity family wealth gap

&

the environmental justice gap created by one of the most segregated cities in the United States.



COHOUSING IS COMMUNITY BY DESIGN:

A Mixed Income Community Designed for Social Interaction



Private homes are small, with lesser used areas (guest rooms, laundry, workshops, exercise & entertainment) relocated to the Common House



Cars are de-emphasized underground with many w/o a car relying on nearby public transportation & bicycles in this walkable neighborhood



Most homes look out to the common area activity, encouraging meet-ups & joint activities



Common House allows for weekly community meals & community functions

Deed-restricted Ownership Creates Perennial Opportunity to Build Family Wealth

- **Deed restrictions safeguard the initial investment in more affordable homeownership by limiting subsequent sales of the home to income-eligible borrowers at a more affordable price.**
- **Resale restrictions attach to the property's deed.**
- **Buyers of deed-restricted properties will build and retain equity to the same percentage as at purchase, thereby preserving ongoing affordability for the next buyer, in keeping with the terms of the restriction.**



While not Reinventing the Wheel, We **Are** Pushing the Envelope!



What's Current?

There are more than 170 cohousing communities in the United States.

Sustainable green building & living.

What's New?

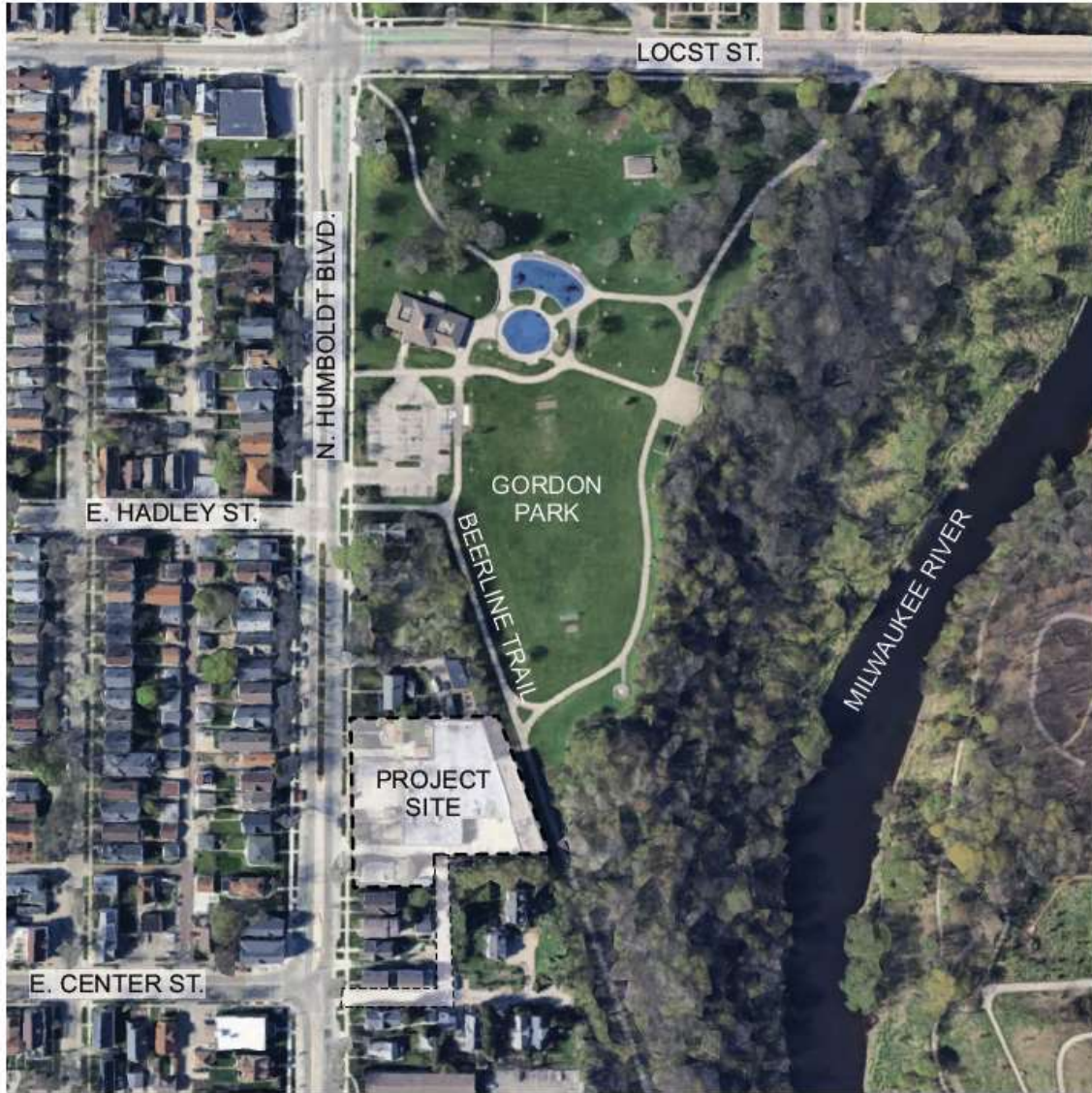
- Milwaukee's 1st cohousing community
 - Among the nation's 1st cohousing deed-restricted sales pricing for below market homes
-



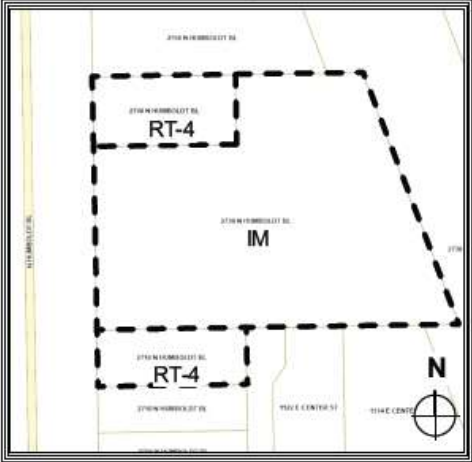
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River Trail Commons:

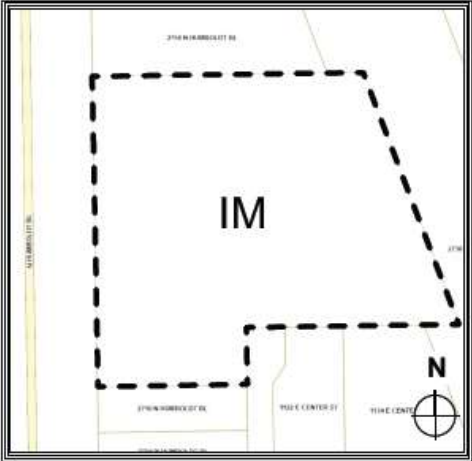
co-created, self-managed, priced at or below cost.



EXISTING ZONING MAP



**PROPOSED ZONING MAP
AFTER EVENTUAL CSM PARCEL COMBINATION**



COMBINED SURVEY MAP CURRENTLY IN PROGRESS



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262-377-6039

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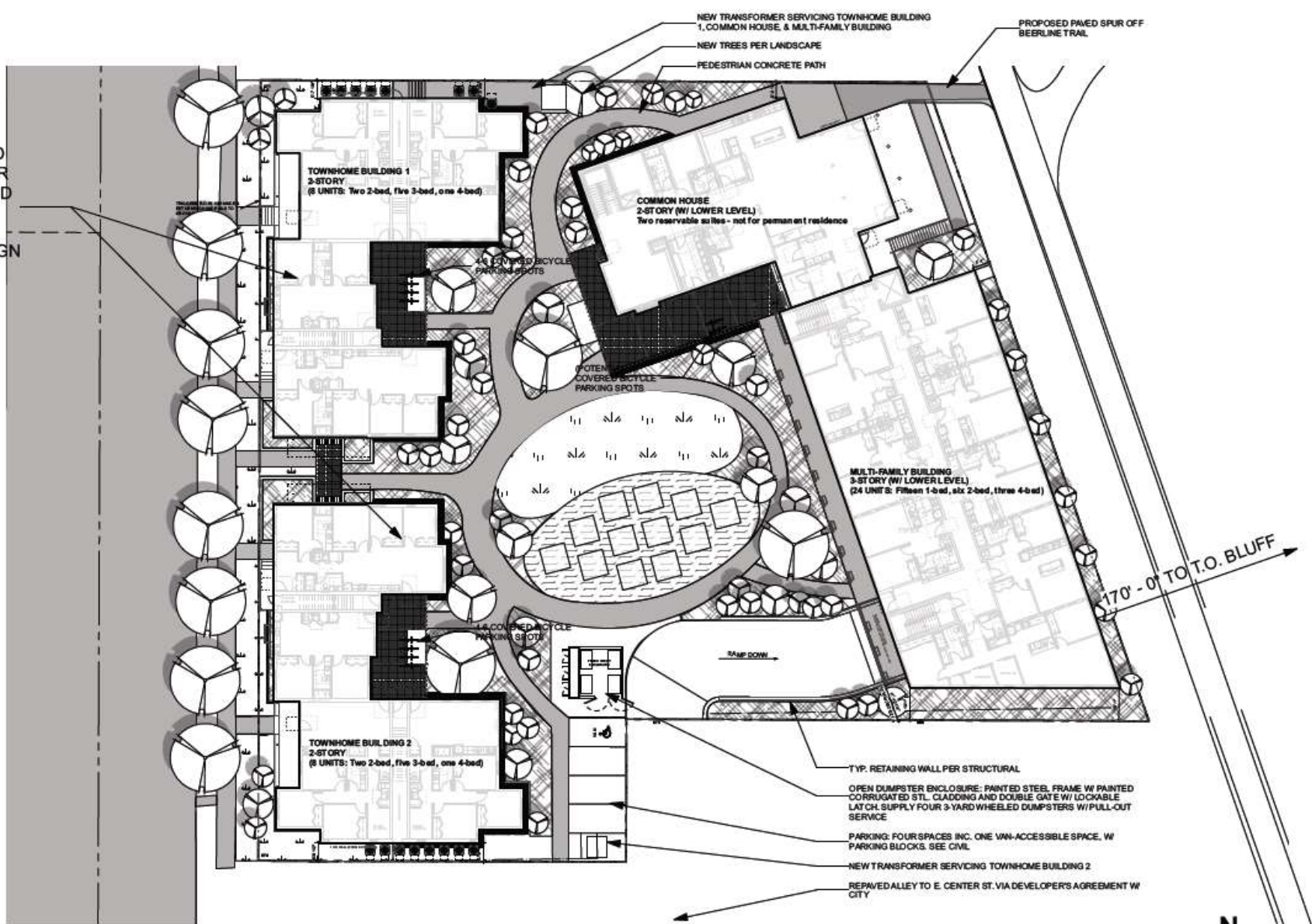
2716, 2730, 2740 N. Humboldt Blvd.
Milwaukee, WI 53212

**ZONING CHANGE
PETITION**

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A0.1

SPECIAL USE APPROVAL NEEDED GIVEN RESIDENTIAL UNITS PLACED ON GROUND LEVEL FRONTING HUMBOLDT AVE. (MINOR ARTERIAL STREET) PER 295-803-2.a-3. DCD NOTED SUPPORT FOR THIS GIVEN RESIDENTIAL SCALE AND USE OF SURROUNDING NEIGHBORHOOD IN DESIGN REVIEW TEAM MEMO DATED 08/08/2024, ATTACHED.



1 SITE PLAN
A2.0 SCALE: 1/32" = 1'-0"



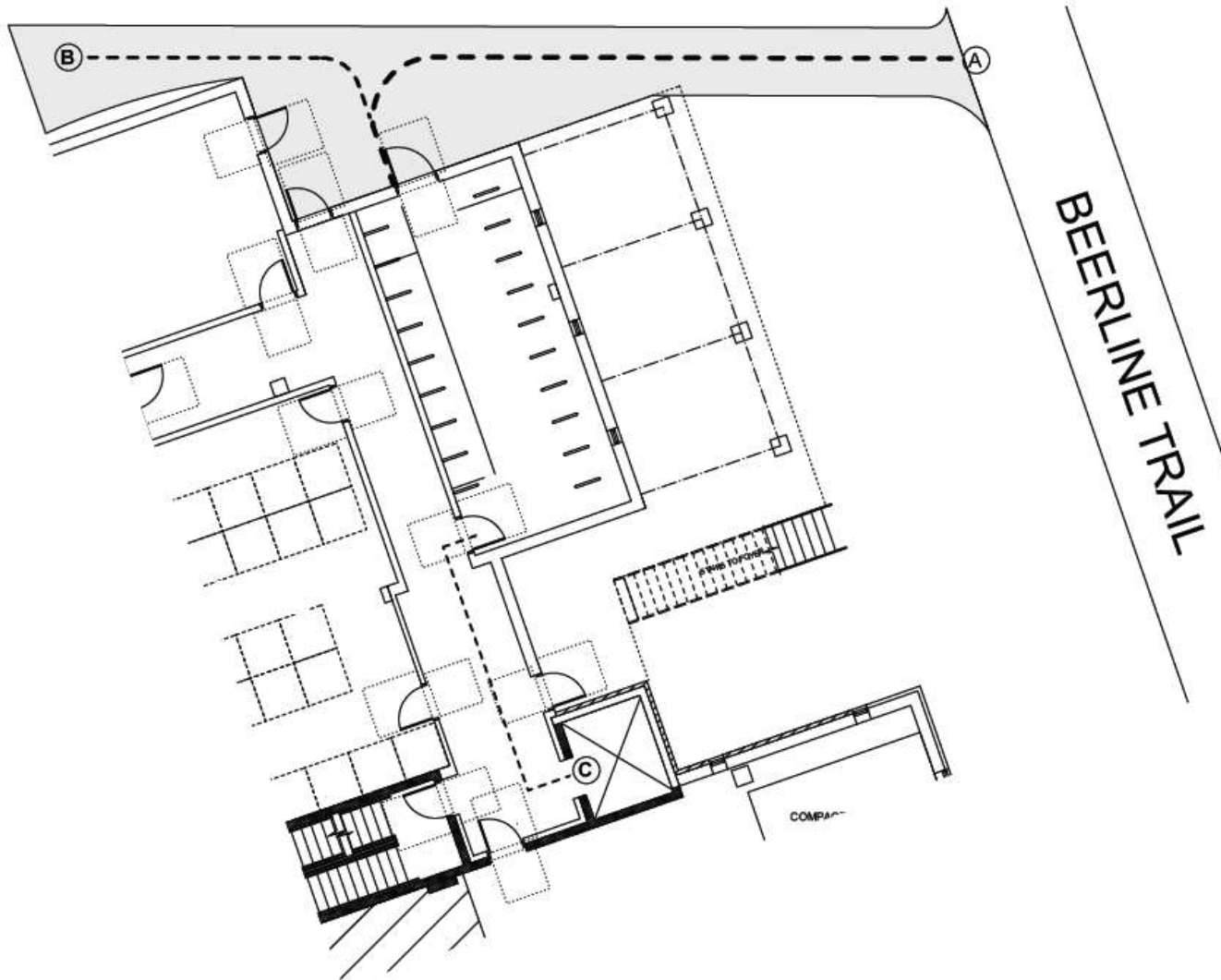
THE KUBALA WASHATKO ARCHITECTS, INC.
1161 1617 Maguon Avenue
Cedarburg, WI 53012
262-377-6039

RIVER TRAIL COMMONS
2716, 2730, 2740 N. Humboldt Blvd.
Milwaukee, WI 53212

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A2.0



TOTAL BIKE STORAGE COUNTS:

Townhouses North:

8 Dwelling Units
 Required: 2 Short-term, 2 Long-term
 Provided: 4-6 Covered, 11 Secure Interior Shared

Townhouses South:

8 Dwelling Units
 Required: 2 Short-term, 2 Long-term
 Provided: 4-6 Covered, 11 Secure Interior Shared

Multifamily:

24 Dwelling Units
 Required: 2 Short-term, 6 Long-term
 Provided: 2 Covered, 11 Secure Interior Shared

BIKE ROOM ACCESS

A: Primary bike storage room access: flat paved spur to beerline trail

B: Secondary bike storage room access: 8' wide paved path that connects directly to humboldt ave. max slope ~1"/12"

C: Tertiary bike storage room access: to elevator that exits directly to entry vestibule @ grade

1 **BIKE STORAGE ACCESS DIAGRAM**
 A2.1 SCALE: 3/32" = 1'-0"



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ZONING CHANGE
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A2.1



1 AERIAL PERSPECTIVE FROM SOUTHWEST
 A3.0 NOT TO SCALE



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A3.0



1 PERSPECTIVE OF WEST FACADE FROM HUMBOLDT BLVD.
 A3.1 NOT TO SCALE



2 PERSPECTIVE OF ENTRY PATH FROM HUMBOLDT BLVD.
 A3.1 NOT TO SCALE



3 PERSPECTIVE OF COMMON HOUSE EXTERIOR AREAS
 A3.1 NOT TO SCALE



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A3.1



1 COURTYARD AERIAL PERSPECTIVE FROM SOUTHEAST
A3.2 NOT TO SCALE



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A3.2



1 PERSPECTIVE FROM GORDON PARK
A3.3 NOT TO SCALE



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ARCHITECTS, INC.
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ZONING CHANGE
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A3.3