



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

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January 29, 2020

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

Dear Committee Members:

File No. 191357 relates to the change in zoning from Local Business, LB2, and Two-Family Residential, RT4, to a General Planned Development to consolidate the zoning and accommodate future mixed-use development on the properties located in the block bounded by West Wisconsin Avenue, North 27th Street, West Michigan Street, and North 28th Street, in the 4th Aldermanic District.

This zoning change, requested by 28th & Michigan LLC (a non-profit, wholly-owned subsidiary of Near West Side Partners (NWSP)), would change the zoning of the subject sites from Local Business (LB2) and Two-Family Residential (RT4) to a General Planned Development (GPD) known as 27th and Wisconsin. NWSP intends to sell the site to a development partner, ideally the State of Wisconsin, Department of Administration for a new Milwaukee State Office Building. However, NWSP does reserve the right to pursue alternate suitable partners for redevelopment of the site if it is not selected for the State Office Building.

The block consists of 17 parcels and two public alleys, which will be vacated (File No. 171504). Eight vacant structures currently occupy the site. Prior to vacancy, the block was a mix of commercial and residential uses. The existing structures and parking lots would be demolished and replaced with a commercial office development consisting of government offices, general office space, parking structure and accessory parking, green space, and public art. The GPD establishes general development standards for the future development of the site, including but not limited to minimum building heights, setback ranges, and percentages of land devoted to open space and landscaping. Additional design standards are also considered to ensure that the future development will be high quality and compatible with the neighboring context. A rezoning from a GPD to a Detailed Planned Development will be necessary in the future, prior to development of the site.

On January 27, 2020, a public hearing was held and at that time representatives from the development team spoke about their plans. NWSP Executive Director Keith Stanley described their vision of the project as a catalyst for the surrounding neighborhood, and the project's architects discussed conceptual site plans and design basics such as circulation, building height, and articulation. Commissioners asked several questions about the parking, greenspace, and connections to the surrounding neighborhood.



Since the proposed zoning change is consistent with the recommendations of the Near West Side Plan, the City Plan Commission at its regular meeting on January 27, 2020 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Bauman