



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

Lafayette L. Crump
Commissioner

Sam Leichtling
Deputy Commissioner

Ald. Taylor
9th Ald. District

CITY PLAN COMMISSION ZONING REPORT

File No: [251606](#)

Location: 11919 West Bradley Road; on the east side of North 124th Street, south of West Bradley Road

Applicant/Owner: Kingdom Faith Fellowship Church (owner); Scott Crawford, Inc. (developer)

Current Zoning: Single-Family Residential (RS2)

Proposed Zoning: Multi-Family Residential (RM3)

Proposal: The subject site is currently occupied by Kingdom Faith Fellowship Church. With the owner's permission, the applicant, Scott Crawford, Inc., is requesting rezoning of the site to RM3 to allow construction of 100 senior housing units in townhouse-style flat buildings adjacent to the church. The design standards set forth in the RM3 zoning district will apply to this development.

Specific development plans are not part of this zoning change file; however, the developer has shared a conceptual site plan of the anticipated development, which includes a series of stacked flat buildings situated on land to the east of the church. The units will be a mix of 1, 2 and 3-bedrooms. Future phases of development on the site may include a new school attached to the church and a memory care facility. The existing use on the site, religious assembly, remains an allowable use in the RM3 zoning district.

Adjacent Land Use: An existing building that serves Kingdom Faith Fellowship Church is located on the subject site. Sites to the north include a warehouse club retail store, zoned PD, and a public golf course, zoned PK. Directly west, across W. Park Place, is a four-story hotel building zoned PD. Sites to the east and south include several one- and two-story buildings, all zoned PD.

Consistency with Area Plan: The proposed rezoning is within the planning area of the Northwest Side Area Plan, which was adopted in 2007 and amended in 2017. The site is located in "District 3" of the Area Plan. This district is characterized by diverse land uses - small to large multi-family housing developments are present throughout the

district. District 3 also has sizeable tracts of vacant land that will accommodate ongoing or future development (p. 88).

The Plan encourages residential, or other compatible uses, along commercial corridors in areas where retail and commercial activity as the primary uses are no longer supported by the surrounding residential densities. This includes policies to increase the amount of land designated for mixed-use development in order to provide more variety in the area (p.73). Residential Land Use Policies recommend locating residential land uses adjacent to compatible non-residential land uses. The Plan also recommends designing the size and placement of structures to complement the existing scale of other structures and to soften parking lots of multi-family housing through the configuration and landscaping, and to locate garages so that they are not the dominant feature on the front façades. Additionally, residential development near access points to recreational trail systems is encouraged (p 75-76). The proposed zoning change is consistent with the Northwest Side Area Plan.

Previous City

Plan Action:

None.

Previous Common

Council Action:

None.

Recommendation:

Since this proposed zoning change will allow a vacant portion of the site to be developed as senior housing and a church remains an allowable use in the RM3 zoning district, and this proposal is consistent with the Northwest Side Area Plan, staff recommends approval of the subject file.