



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

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February 25, 2019

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

Dear Committee Members:

File No. 181392 relates to the change in zoning from Detailed Planned Development, DPD, to Local Business, LB2, and Parks, PK, for the properties located at 3100 West Capitol Drive and 4101 North 31st Street, on the north side of West Capitol Drive, west of North 31st Street, in the 1st Aldermanic District.

The DPD zoning for the properties was approved by the Common Council in 2013 to allow the development of a mixed-use building along Capitol Drive with a school on the ground floor and residential units on the upper floors, as well as accessory parking and stormwater management on the north parcel. That project was not constructed. This zoning change was requested by SMS Investment Group, LLC and will change the zoning of the property located at 3100 West Capitol Drive to LB2 to allow commercial uses on the site. Additionally, 4101 North 31st Street, which is currently part of the same DPD zoning and is owned by the Redevelopment Authority of the City of Milwaukee (RACM), will be zoned to Parks, PK, and utilized for stormwater management and educational purposes.

On February 11, 2019, a public hearing was held and at that time, the owner of 3100 West Capitol Drive spoke about plans to develop a restaurant on the southern site. Additionally, RACM representative Tory Kress spoke about the plans for the northern city site. Since the proposed zoning change is consistent with the Near North Side Area Comprehensive plan and the 30th Street Corridor Economic Development Master Plan, the City Plan Commission, at its regular meeting on February 13, 2019, recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Hamilton

