



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

Lafayette L. Crump
Commissioner

Vanessa L. Koster
Deputy Commissioner

December 14, 2023

To the Honorable Members of the
Zoning, Neighborhoods, and Development Committee
City of Milwaukee
City Hall, Room 301-B

Dear Committee Members:

File Number 230881 relates to the change in zoning from Single-Family Residential, RS6, to Multi-Family Residential, RM2, to allow multi-family residential development on a portion of 6090-98 North 35th Street, located on the east side of North 35th Street, north of West Florist Avenue, in the 1st Aldermanic District.

In partnership with Mason Temple Church, Trinity Development Partners is proposing to develop a multi-family residential building on the south portion of the site, which currently consists of vacant land and a building utilized as a day care center. The proposed building would be required to comply with the Multi-Family Residential (RM2) zoning standards. While specific development plans are not part of this zoning change file, the new building is anticipated to be approximately 3 stories with 40 units, and contain both multi-family residential and townhouse-style units, amenity/church space, and associated parking. The applicant intends to apply for WHEDA Low Income Housing Tax Credits in January 2024.

A public hearing was held at the December 4, 2023 City Plan Commission meeting. At that time, the developer and their architect made a presentation on their proposal. A resident testified with concerns and questions about a buffer zone between the southern driveway and residences to the south, parking, and green space. The applicant addressed those concerns noting additional landscaping would create a buffer zone and they would revisit the parking and driveway design. At the conclusion of the public hearing, the City Plan Commission recommended approval of the subject file.

Sincerely,

 for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

c: Ald. Pratt

