



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

6<sup>th</sup> Ald. District  
Ald. Coggs

### CITY PLAN COMMISSION ZONING REPORT

**Ordinance File No.**      [220400](#)

**Location:**                      2317-25 North 6th Street, 2316-18 and 2322 North 7th Street

**Applicant/  
Owner:**                          Redevelopment Authority of the City of Milwaukee (RACM)

**Current  
Zoning:**                          Two-Family Residential (RT4)

**Proposed  
Zoning:**                          Local Business (LB2)

**Proposal:**                          This file relates to the change in zoning from Two-Family Residential, RT4, to Local Business, LB2, for the properties located at 2317-25 North 6th Street, and 2316-18 and 2322 North 7th Street, on the north side of West North Avenue between North 6th Street and North 7th Street, in the 6th Aldermanic District. This zoning change was requested by the Redevelopment Authority of the City of Milwaukee and will allow the subject sites to be combined with adjacent sites, zoned LB2, to facilitate future development.

In September 2021, the Dept. of City Development’s Real Estate Division issued a Request for Proposals (RFP) for the development site, which is within the Bronzeville Cultural and Entertainment District. The RFP encouraged a mix of uses that complement the goals of the district. A development team has since been awarded the RFP, and this zoning change will consolidate the zoning of properties within the development site.

The development team, consisting of FIT Investment Group and Cinnaire Solutions, has proposed an approximately 22,000 square foot Arts and Technology Hub for the combined sites. The project is intended to serve the community with spaces for music education and production, studios for film, photography, dance, and fashion, office and collaborative space for creative entrepreneurs, and public outdoor space for community events.

In addition to these programs, the development proposes to include 54 units of housing. The developer intends to seek LIHTC financing for these housing units and the development would include a mix of market rate and affordable units. Three of the dwelling units are proposed to be live-work units for the artists who work in the creative spaces of the development.

In the process of creating this development proposal, the team has held conversations with several stakeholder groups to develop the project's programming and design direction. Additionally, the Bronzeville Advisory Committee reviewed the proposal along with other responses to the RFP and voted to recommend it as the selected proposal. .

This site is also located within the Bronzeville Cultural and Entertainment District Interim Study Overlay Zone, which was established in September 2021 (file nos. [210585](#) and [210586](#)). DCD Planning has been working with the Bronzeville Advisory Committee and other community stakeholders to identify whether a permanent zoning overlay is desired for this area, and what elements should be part of that, including uses and design standards. It's anticipated that a permanent zoning overlay will likely move forward sometime later this year. Under an overlay, this development proposal will require City Plan Commission approval at a future point once final designs have been developed to demonstrate that it meets the overlay standards.

**Adjacent Land Use:**

The subject sites as well as many adjacent lots are currently vacant. The properties directly south of the subject sites, along West North Ave, are zoned as Local Business (LB2). Properties to the north of the subject sites are zoned as Two-Family Residential (RT4).

**Consistency with  
Area Plan:**

The proposed rezoning is within the boundaries of the Northeast Side Area Plan, part of the City's overall comprehensive plan. The rezoning would allow multiple adjacent City-owned vacant lots on the north side of West North Avenue between North 6th Street and North 7th Street to be combined for a proposed development. The proposed rezoning is consistent with the Northeast Side Area Plan.

The Northeast Area Plan identifies the area along West North Avenue between North Dr. Martin Luther King Jr. Drive and Interstate-43 as the "Bronzeville Cultural and Entertainment District". The historic Bronzeville neighborhood located to the south of this site was the heart of Milwaukee's African-American community and a center of culture and commerce. Over the course of several decades, racist and discriminatory planning decisions led to the demolition of the entire district, displacing thousands of residents and furthering structural disadvantages in access to housing, transportation, and employment. Rebuilding Bronzeville along this section of West North Avenue has been a top priority of City plans for many years.

The Northeast Area Plan identifies the area north of W North Avenue between North 6th Street and North 7th Street as a key redevelopment site within the

Bronzeville Culture and Entertainment District, where redevelopment is needed to “create a strong identity for a new Bronzeville that will foster investment and create jobs” (NESAP pg. 128). Within the Bronzeville Cultural and Entertainment District the plan recommends to “Promote mixed use development that includes retail, restaurants, and entertainment uses” (NESAP pg. 130).

The site is also identified for redevelopment in the Equitable Growth through Transit Oriented Development Plan (TOD Plan), an official amendment to the Northeast Side Area Plan. The TOD plan refers to Bronzeville as an “arts and cultural district” and recommends high density mixed use development to support walkability, economic activity, and investments in public transit.

The Department of City Development previously issued a request for proposals to develop the combined City-owned vacant lots, and the Bronzeville Advisory Committee recommended a development proposal that is consistent with the community’s vision for Bronzeville. The RFP assumed that the lots would be combined prior to redevelopment, and a zoning change is needed to facilitate the land combination. The proposed zoning change is consistent with City plans, and will facilitate a key redevelopment effort in this important district.

**Previous City  
Plan Action:**

None.

**Previous Common  
Council Action:**

None.

**Staff  
Recommendation:**

Since the proposed zoning change will consolidate the zoning of a development site and the proposal is consistent with the goals of the Northeast Side Plan and Bronzeville Cultural and Entertainment District, staff suggests that the City Plan Commission recommends approval of the subject file to change the zoning of these residential lots to allow for combination with the adjacent LB2 zoned parcels. Assuming that the Bronzeville Zoning Overlay is created as anticipated in the coming months, the final project design and details for the development proposed at this site will be subject to future review by the City Plan Commission.