



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 5, 2022

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

Dear Committee Members:

File number 220877 relates to the change in zoning from Industrial Light, IL2, to Local Business, LB2, to allow a mixed-use development on the property located at 3808 West Wisconsin Avenue, on the north side of West Wisconsin Avenue, east of North 39th Street, in the 15th Aldermanic District.

TEAM Management and Wisconsin Redevelopment are partnering to create a mixed-use development on the subject site that will include alterations to an existing 4-story residential building and the construction of a new 4-story mixed use building. The existing building will be renovated to convert 75 studio units into 25 larger 1-, 2-, and 3-bedroom units. The new building will include approximately 7,400 square feet of office space on the ground floor and approximately 54 residential units on upper floors. On-site parking will be provided for the residents and commercial tenants. A change in zoning to LB2 will allow mix of uses and new homes that are proposed.

The City Plan Commission held a public hearing for this item at its regular meeting on December 5, 2022. At the time, one member of the public spoke in opposition to this file. Since the proposed zoning change will accommodate the mixed-use development proposed for the site and is consistent with both the current non-industrial use of the site and the comprehensive plan recommendations, the City Plan Commission recommended approval of the subject file on December 5, 2022.

Sincerely,



for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

Cc: Ald. Stamper

