



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

June 27, 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 230044 relates to the 1st Amendment to the Detailed Planned Development, DPD, known as Nova to add Commercial Hotel as a permitted use within the previously approved mixed-use residential building located at 1237 North Van Buren Street.

New Land Enterprises is requesting an amendment to the DPD zoning to allow a portion of the residential units to be used as short term rentals for a period of 2 years once the building is complete. From a zoning code standpoint, more than 4 short term rental units in one building is classified as a Commercial Hotel, which is not presently an allowable use for this site. This amendment to the zoning will add Commercial Hotel as a permitted use within the residential portion of the building for a period of 2 years for up to 90 of the 251 residential units.

The City Plan Commission held a public hearing for this item at its regular meeting on Monday June 26, 2023. Representatives from New Land Enterprises provided background on the file, and some members of the public provided testimony with concerns about the Commercial Hotel use. Since the proposed commercial hotel use is intended to be in place temporarily to bridge the lease-up period before residential occupancy within this new construction building has stabilized and a commercial hotel is a permitted use on upper floors of all Downtown zoning districts, the City Plan Commission recommended approval of the subject file at its meeting on Monday, June 26, 2023.

Sincerely,

for
Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

Cc: Ald. Bauman

