



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

13th Ald. District
Ald. Spiker

CITY PLAN COMMISSION
ZONING REPORT

File No. [230627](#)

Location: 4450 South 27th Street (on the east side of South 27th Street, south of West Whitaker Avenue)

Applicant/
Owner: Forty Four Fifty LLC

Current
Zoning: Detailed Planned Development (DPD) known as Garden Apartments

Proposed
Zoning: Minor Modification to DPD

Proposal: In 2017, this site was rezoned from a General Planned Development known as South Pointe to a Detailed Planned Development (DPD) to allow a two-phase multi-family residential development on this site. That development entailed two, 3-story buildings with a total of 60 residential units and associated parking. The owner is proposing to modify the previously approved development to a two-phase residential development that entails three, 2-story buildings with a total of 36 units and associated parking. While the layout and number of units has changed, the proposed changes meet the 7 Minor Modification criteria as outlined in s. 295-907-2-I of the zoning code.

Consistent with the previous proposal, the revised residential development will be constructed in two phases. The first phase will entail 2, 2-story buildings that will have 12 units in each building, for a total of 24 units. The second phase includes the third, 2-story building with 12 units, for a total of 36. Twelve of the units will be 3 bedrooms, 18 will be 2 bedrooms and 6 will be 1-bedroom units, for a total of 78 bedrooms. This is a reduction from the previously approved plans, which had a total of 165 bedrooms within 60 units. The building will be constructed with James Hardie siding and stone accents. Each of the units has a balcony.

The revised buildings will be placed on the south portion of the site, consistent with the original DPD. Each of the units will have a private entrance, attached

garage, and separate utilities. One surface parking space will be available for each unit (for a total of 2 spaces per unit), and 8 additional spaces will be dedicated for visitors. The north portion of the site will remain heavily vegetated, and a 6' tall wood fence will be placed along the north and west sides of the site to provide privacy and a buffer between the residential neighborhood to the north and the hotels to the west. A substantial portion of the site will remain as open space, consistent with the previous plans.

**Circulation, Parking
and Loading:**

Pedestrian access: Each unit will have its own access from the outside of the building. There will be a pedestrian walkway along the main entrance to the development site that connects from the public sidewalk on South 26th Street to the internal parking area and buildings.

Automobile access and parking: There will be one vehicular access to the development from South 26th Street. Each unit will have an interior garage parking space for a total of 36 garage spaces, and there will be 36 surface parking spaces (1 for each unit). Additionally, there will be 8 for visitors.

Bicycle Parking: In addition to storing bikes in the garages of the units, there will be minimum of 10 spaces for the use by guests and residents.

Loading: there will be one dumpster at the center of the development that will be enclosed with wood structure. The trash will be collected from this spot. All loading and move-ins/outs will be handled within the development site.

Signage:

One monument sign is proposed at the entrance to the site, and will be approximately 5 ft wide and 6ft high (30 sf in area). It will not be illuminated. Final signage will be approved by DCD Staff prior to permit issuance.

Community Meeting:

Ald. Spiker hosted a community meeting on August 23, 2023 at the Quality Inn Hotel, immediately west of the subject site. Approximately 10 nearby residents were in attendance. At the meeting, Nabil Salous and other members of the development team presented their revised proposal and answered questions. The topic of the most significant discussion entailed a public sidewalk connection from the northeast side of the development site to W. Bottsford Av. This was requested by the Dept. of Public Works, as there is unimproved right-of-way that had contemplated a future public connection, and this would be an opportunity to add a pedestrian connection from the development site to the neighborhood to the north. Two of the three residents whose backyards front the unimproved right-of-way were in attendance and voiced strong opposition to this connection, as it would require a breach in the fencing and significant landscape buffer along the north side of the development site, and would create a public access point through their backyards. This access location would also be in conflict with the location of the development's stormwater management pond.

Another item that was discussed at length was the development's proposed vehicular and pedestrian connection on the northwest side of the site to S. 26th

Street. Residents who live near the currently dead-ended S. 26th Street expressed concern that there would be a significant increase in vehicular traffic from the 36 residences. While the developer currently has an access agreement with the hotel site to the west to gain access from S. 27th Street, the developer said this was not ideal, as it would require residents to cut through a hotel parking lot. He also noted that it could encourage overflow hotel traffic to go into his development. Instead, the development plans include a fence along the west side of the site to provide a buffer between the commercial and residential uses. Access to the site from S. 26th Street was also part of the previously approved DPD.

At the end of the meeting, Ald. Spiker acknowledged the significant opposition to DPW's request to add a public sidewalk connection on the northeast side of the site. Subsequently, conversations were had with DPW and the sidewalk connection has since been removed from the development plans.

Adjacent Land Use:

Two hotels are to the west of the site. US Highway 41-43 is to the south. Single-family residences are to the east and north.

Consistency with Area Plan:

The minor modification to a detailed plan development at 4450 S. 27th Street is consistent with the recommendations in the Southeast Side Area Plan (adopted in 2008) and the South 27th Street Strategic Action Plan (adopted in 2017). The South 27th Street Strategic Action Plan recommends an "increased focus on mixed use and denser development types to make South 27th Street more attractive to a diverse set of patrons and visitors, and begin to transform its reputation as a primarily auto-centric corridor." Therefore, a multifamily development at this site, as a first for this corridor, is a step towards fulfilling this recommendation even though the number of units has been decreased.

Previous City Plan Commission Action:

8/14/17 – City Plan Commission recommended approval of the change in zoning from a General Planned Development known as South Pointe to a new Detailed Planned Development for multi-family development at 4450 South 27th Street, located east of South 27th Street and south of West Whitaker Avenue, in the 13th Aldermanic District. (FN 161478)

Previous Common Council Action:

9/26/17 – Common Council approved the change in zoning from a General Planned Development known as South Pointe to a new Detailed Planned Development for multi-family development at 4450 South 27th Street, located east of South 27th Street and south of West Whitaker Avenue, in the 13th Aldermanic District. (FN 161478)

Staff

Recommendation:

Since the proposed modifications are consistent with the spirit and intent of the previously approved DPD and the recommendations of the Southeast Side Plan, staff suggests that the City Plan Commission recommends approval of the subject file.