City of Milwaukee

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

Ald. Taylor
9th Ald. District

CITY PLAN COMMISSION
ZONING REPORT

File No: **240936**

Location: On the west side of North 55th Street, north of West Green Tree Road

Applicant/ Owner: Eagle Management RE, LLC on behalf of Lincolnshire Condominium Association

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

Proposed Zoning: Minor Modification to DPD

Proposal: The subject site was rezoned to a DPD in the 1990's and entails a 104-unit residential development with condominium and rental units. The DPD was subsequently modified to allow the installation of a 6' tall decorative fence adjacent to the main entrance along N. 55th Street and a gate house with single arm barrier gates to control vehicular access to the site. The purpose of this Minor Modification is to allow the replacement of the existing decorative fence with a 6' tall black powder coated chain link fence. Additionally, the single arm barrier gates will be replaced with an electronic swing gate system. A new pedestrian gate will also be added behind the existing gate house. The new fence will be placed in the same location as the existing fence, which is set back approximately 75' from the east property line along N. 55th Street. The fence and vehicular gates are anticipated to have accent LED lighting for additional visibility and design appeal.

Substantial landscaping will be added along the east side of the fence to screen it from the street. In addition to the existing landscaping, 4-6' tall Emerald Green Arborvitae will be planted every 4 feet and the spaces between will be filled in with Hosta plants. LED accent lighting will be placed in the spaces between the arborvitae as well. See drawings for the locations that will be landscaped. The landscaping will be planted within 60 days of the fence installation.

Per the applicant, the fence replacement is necessary because the existing fence is rusted through at the base of the posts and the gate system requires a

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significant upgrade in order to function properly. This new gate entry system will be more secure for both vehicles and pedestrians, as each will now have fully controlled access points.

Adjacent Land Use: Multi-family residential developments are to the east and south. Single-family residences are to the west, and commercial uses are to the north.

Consistency with Area Plan: The Lincolnshire Apartments are within the Northwest Side Area Plan area. The Northwest Side Area Plan was adopted in 2007 and amended in 2017. The Plan outlines that landscaping and lighting should be incorporated into multi-family developments to soften the scale and to ensure that entrance and walkways are well lit (p. 76). The proposed changes are consistent with the Area Plan.

Previous City Plan Action: 1990 – City Plan Commission recommended approval of the establishment of Detailed Planned Development to allow the development of a 104-unit multi-family residential development (FN 891734)

01/1996 – City Plan Commission recommended approval of a Minor Modification approving adjustments to building setbacks. (FN 951508)

05/1996 – City Plan Commission recommended approval of a Minor Modification approving, among other items, a decorative fence between two of the buildings adjacent to the main roadway entrance along N. 55th Street. (FN 960162)

10/1996 – City Plan Commission recommended approval of the 1st Amendment to the DPD to allow the construction of a gate house, vehicular entry gates and dumpster enclosures for the residential complex. (FN 960639)

Previous Common Council Action: 1990 – Common Council approved the establishment of Detailed Planned Development to allow the development of a 104-unit multi-family residential development. (FN 891734)

02/1996 – Common Council approved a Minor Modification approving adjustments to building setbacks. (FN 951508)

06/1996 – Common Council approved a Minor Modification approving, among other items, a decorative fence between two of the buildings adjacent to the main roadway entrance along N. 55th Street. (FN 960162)

11/1996 – Common Council approved the 1st Amendment to the DPD to allow the construction of a gate house, vehicular entry gates and dumpster enclosures for the residential complex. (FN 960639)

Recommendation: Since this Minor Modification is necessary to allow the existing fence and gate system to be upgraded, and the fence is set back 75 feet from the property line and will be screened with additional landscaping, staff suggests that the City Plan Commission recommends approval of the subject file.