



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

October 25, 2024

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

Dear Committee Members:

File Number 240661 relates to a change in zoning from Two-Family Residential, RT4, to Industrial Mixed, IM, for the properties located at 2716 and 2740 North Humboldt Boulevard, on the east side of North Humboldt Boulevard, north of East Center Street, in the 3rd Aldermanic District.

This zoning change was requested by Living in Community Milwaukee, LLC and will allow the properties located at 2716 and 2740 North Humboldt Bl., zoned RT4, to be combined with 2730 North Humboldt Bl., zoned IM, for the construction of a cohousing residential development known as River Trail Commons. A total of 40 residential units will be provided within 3 buildings, along with shared space and amenities, as well as vehicular and bicycle parking. The 40 residential units are anticipated to be owned individually by the residents. Two 8-unit townhouse-style buildings will be located along N. Humboldt Bl., and one 24-unit multi-family building will be located to the east, at the rear of the site and will also include shared amenity space. An outdoor common space will be located within the courtyard formed by the three buildings. Vehicular access will be from an existing alley off of E. Center Street and pedestrian access will be from N. Humboldt Bl. This site is also within the Milwaukee River Greenway Site Plan Review Overlay Zone.

A public hearing was held during the City Plan Commission meeting on October 21, 2024. The development team presented on the proposal. Members of the public provided testimony in support of the proposal, and others expressed concerns with certain components of it. Those in support of the proposal stated that the cohousing development would be a great addition to the neighborhood and city. Those who expressed concerns generally supported the project overall but were opposed to the use of the existing north-south alley and Center Street as the main vehicular access point to the development and expressed concerns of access for emergency vehicles. At the meeting, DPW's Coordination Manager provided their analysis of the proposed access points and conclusion that the existing street and alley were sufficient, provided the developer paves the alley, which is currently gravel. At the closing of the public hearing, the City Plan Commission recommended approval of this file.

Sincerely,

 for

Lafayette L. Crump



Executive Secretary
City Plan Commission of Milwaukee

Cc: Ald. Brostoff