Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Lafayette L. Crump
Commissioner

Sam Leichtling
Deputy Commissioner

Ald. Coggs
6th Ald. District

CITY PLAN COMMISSION
ZONING REPORT

File No: 250521

Location: 1414 N. Vel R. Phillips Avenue; on the east side of N. Vel R. Phillips Avenue, north of W. Vliet Street

Applicant/Owner: MNS Warehouse LLC (owner/applicant)

Current Zoning: Industrial Light (IL2)

Proposed Zoning: Downtown-Mixed Activity (C9G)

Proposal: This zoning change was requested by the property owner, MNS Warehouse LLC, and will allow a new development on the site. More specifically, the owner intends to construct a 5-story building with 3,600 square feet of ground floor commercial space and parking, and approximately 22 residential units on the upper floors. While specific development plans are not part of this file, the building design and placement will be required to comply with the C9G zoning design standards.

Since this zoning change file will change the zoning of the site from an industrial zoning district to a different zoning district that allows residential uses, which the proposed development intends to include, the applicant has been informed that additional environmental review as per File No. 231338 might be applicable, and if so, would be required to occur prior to the issuance of an occupancy permit.

Adjacent Land Use: Sites to the north and south are zoned Industrial Mixed (IM), a mixed-use residential development zoned DPD is to the east, and properties zoned IL2 are to the west.

Consistency with Area Plan: The subject site is located within the boundary of the Downtown Area Plan, which was adopted by the Common Council in 2023. The Downtown Area Plan recommends increasing the supply of housing in the Downtown area, and encourages new residential development on underutilized land throughout Downtown – including in the Haymarket District. Included in the "Big Idea" of growing Downtown, the Plan identifies the redevelopment of the Haymarket

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District as a catalytic project; with an emphasis on high and medium density residential development. The Plan specifically calls for rezoning industrial properties in the Haymarket District to allow for a wider mix of uses. The proposed rezoning is consistent with the Downtown Area Plan.

Previous City Plan Action: None.

Previous Common Council Action: None.

Recommendation: Since the proposed zoning change will allow the property to be redeveloped with a mixed-use development and is consistent with the recommendations of the Downtown Plan, staff recommends approval of the subject file.