



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

Rocky Marcoux
Commissioner
marco@milwaukee.gov

Martha L. Brown
Deputy Commissioner
mbrown@milwaukee.gov

May 5, 2015

To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 205

Dear Committee Members:

File No. 141841 relates to the change in zoning from Industrial Heavy (IH) and Local Business (LB2) to General Planned Development (GPD) for multi-family development at 2151 and 2181 South Robinson Avenue, located on the west side of South Robinson Avenue, north of East Ward Street, in the 14th Aldermanic District.

This zoning change was requested by Milhaus Development, LLC, and would allow multi-family residential development and approximately 5,000 square feet of commercial space on the subject sites. The development, which would be constructed in one phase, would consist of 5 new buildings that would range from 3 to 5 stories in height, and up to a total of 320 residential units and associated parking. The developer is exploring the possibility of retaining and reusing portions of the existing buildings, if feasible, as part of the project. This file would approve a GPD, which establishes the parameters by which the site could be developed. Specific building elevations and detailed site plans would be reviewed and approved through a Detailed Planned Development (DPD) in the future before any construction may occur on the site.

Private streets will be integrated into the development and will serve as a continuation of the surrounding street grid. The site layout has been developed to blend cohesively with the existing neighborhood, and will allow efficient circulation throughout the site. The development will be constructed in one phase. An approximately 5,000 square foot section of the first floor of Building A will be dedicated to commercial uses that are permitted in the Local Business (LB2) zoning district. The balance of the site will be multi-family and ancillary uses for the residents. The buildings, labeled as A-E on the site plan, will range in height from two stories over parking to four stories over parking, or from approximately 30 feet in height to 60 feet in height. While the GPD does not approve building design or elevations, design standards have been included in the owner's statement of intent to ensure that quality building materials and thoughtful building designs are put forth in the future.

On May 4, 2015, a public hearing was held, and at that time, Alderman Zielinski spoke in support of the rezoning and one person spoke in opposition to the proposal. He stated that the industrial land should be retained for job creation and that, if developed, the site should have higher density and taller buildings. He was concerned that the development would become a gated community with private streets, and suggested that all parking should be underground. The developers responded that the density and design are compatible with the adjacent neighborhood, and that all parking is not able to be located underground due to site contamination issues. Since the proposed development is consistent with the comprehensive plan recommendations and adjacent uses, the City Plan Commission at its regular meeting on May 4, 2015 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Tony Zielinski

