



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

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

Dear Committee Members:

File No. 141868 relates to the change in zoning from Local Business (LB2) to Detailed Planned Development (DPD) for construction of a mixed-use building on the properties at 2202-06 South Kinnickinnic Avenue and 371 East Ward Street, and from Single-Family Residential (RS2) to DPD for construction of a parking lot on vacated excess street right-of-way in the area bounded by South Allis Street, East Brunk's Lane and East Ward Street, and a portion of East Brunk's Lane between South Allis Street and East Ward Street, in the 14th Aldermanic District.

This zoning change was requested by Dermond Property Investments LLC, and will permit construction of a 5-story, 69 unit mixed-use building on the southeast corner of Kinnickinnic and Ward. A total of 73 interior parking spaces would be provided within the building for residents. The first floor commercial space will be along Kinnickinnic Avenue. The City owns 371 East Ward Street, which is a 22-space public parking lot, and plans to sell it to Dermond Property Investments, LLC as part of this proposal. Additionally, existing street right-of-way at the Brunk's/Ward/Allis intersection will be vacated to allow the relocation of the City-owned parking lot, which will accommodate 13 spaces, at this property to the east of the proposed building. The applicant/developer will be responsible for constructing the replacement parking lot prior to construction of the mixed-use building. As part of the proposal, the applicant/developer proposes to sponsor a future Bublr bike share station at the edge of Zillman Park, which is immediately northeast of the development site.

The building will be comprised of a concrete and brick base, metal panel middle frames and brick body and top/cornice. The guardrails and balcony rails will be painted bar stock steel frames with steel mesh infill. The undersides of the balconies will be painted as well. Nearly all units will have their own balcony or terrace. The first floor commercial space will be 16 feet in height to complement the existing storefronts along Kinnickinnic Avenue. This results in a slightly taller corner element, with the balance of the building being modestly shorter. Access to the indoor parking will be from Ward Street and off the existing alley. The building will be set 10 feet off the existing alley to provide additional turning space for the existing garages on the alley as well as for the residents of the proposed building. Bicycle parking will be provided indoors as well. Refuse will be stored inside the building, and will be collected via the alley.

The replacement public parking lot will be landscaped in accordance with Type B landscaping requirements, which include a double row of shrubs and one tree every 25 feet. Additionally, an ornamental fence will enclose the parking lot. If feasible, the applicant is proposing porous paving on part of the parking lot. Adequate lighting will be provided for safety, but will adhere to code standards with regard to containing the light on the site.

The applicant/developer met with the surrounding neighbors and businesses several times over the past 6+ months to discuss the project. DCD staff was invited to a meeting hosted by Alderman Zielinski on July 20, 2015 regarding the project. At that time, approximately 30-40 neighbors attended, and most expressed



support for the project at the end of the meeting. Throughout the meeting, neighbors said that they liked the redesign of the building since prior meetings (per DCD staff comments), and had questions about the timing of construction and how it would affect their nearby homes.

On August 17, 2015, a public hearing was held and at that time, four people spoke in opposition to the proposal. One person stated that the project was attractive but not appropriate for Kinnickinnic Avenue. She did not feel that the building fit the 2-3 story, traditional character of the KK corridor. Another resident stated that the Southeast Side Comprehensive Area Plan called to preserve the existing character of the KK corridor and that 5 stories was too tall for this site. She said that there needs to be a process in place for vetting development in this area. Two neighbors immediately north of the site stated that they were concerned about the effects the development would have on their quality of life, including the availability of street parking. Since this proposed development has been vetted during many neighborhood meetings and generally addresses DCD staff's comments, the City Plan Commission at its regular August 17, 2015 meeting recommended approval of the file, conditioned on working with DCD staff on the final narrative and drawings. Additionally, the commissioners recommended that the existing brick pavers in Brunk's Lane be preserved, if possible.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Tony Zielinski