



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

**Rocky Marcoux**  
Commissioner  
rmarco@milwaukee.gov

**Martha L. Brown**  
Deputy Commissioner  
mbrown@milwaukee.gov

August 18, 2016

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

Dear Committee Members:

File No. 160391 relates to the change in zoning from Local Business (LB2) to a Detailed Planned Development (DPD) for multi-family residential development at 1500-1504, 1524, and 1528-1534 West North Avenue, located on the north side of West North Avenue between North 15th Street and North 16th Street, in the 15th Aldermanic District.

This zoning change was requested by Evergreen Real Estate Group and will permit multi-family residential development on the site. Evergreen Real Estate Group proposes to rehabilitate the former Blommer Ice Cream Company building, which sits on the east side of the site, following National Park Service guidelines. Additionally, a 4-story mixed-use building will be constructed on the west side of the site, with approximately 2,000 square feet of commercial space on the first floor and residences above. A total of 64 mixed income residential units will be provided as part of this development, and include a mix of 1- to 4-bedroom single-level apartments, and 3- to 4-bedroom, 2-story walk-up townhomes. A 20-space surface parking lot will be placed to the rear of the buildings and accessed from the existing east-west alley. The development will include 64 mixed income units including 55 LIHTC units (of which 16 will be set-aside as supportive housing units) and 9 market rate units. The new construction building will include just over 2,000SF of ground floor commercial space with residential above. The housing will be augmented by community function spaces.

On August 15, 2016, a public hearing was held and at that time, nobody spoke in opposition to the proposal. Since the proposed zoning change is consistent with the surrounding context and the recommendations of the Fond du Lac and North Comprehensive Area Plan, the City Plan Commission recommended at its regular meeting on August 15, 2016 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Stamper

