



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. 160918 relates to the change in zoning from Two-Family Residential (RT4) to a General Planned Development (GPD) known as Clarke Square Apartments for multi-family residential development at 2331 West Vieau Place, 918 South 24th Street and 2330 West Mineral Street, located on the northeast corner of West Mineral Street and North 24th Street, and the southeast corner of West Vieau Place and North 24th Street, in the 8th Aldermanic District.

This zoning change was requested by Cardinal Capital Management, Inc., and will permit multi-family development on two development sites. The proposed development includes two multi-family residential buildings, with the first site located on the northeast corner of West Mineral Street and South 24th Street, north of Clarke Square park, and the second on the southeast corner of West Vieau Place and South 24th Street, south of Clarke Square park. The Vieau Place property will include 23 units and the Mineral Street property will include 17 units, for a project total of 40 units. A zoning change to GPD is necessary in order to allow the density that is proposed for these sites. The GPD will also establish standards for the developments, including setbacks, number of parking spaces, building heights, and allowable building materials. A future zoning change from GPD to a Detailed Planned Development (DPD) will be necessary to approve the specific plans and building designs prior to construction of the buildings. Additionally, two of the three sites included in this GPD are currently owned by the City of Milwaukee, and will be sold to the applicant as a separate file.

The 23 unit apartment building will be constructed on the site of the former Lao Community Center at 2331 West Vieau Place, which is currently vacant. The Vieau Place Property is currently owned by the City of Milwaukee who obtained ownership through foreclosure proceedings and demolished the previously existing fire damaged structures on the site. The new apartment building will be a three-story structure with underground and surface parking. The first floor will contain a community room and management office as well as seven apartment units. Floors two and three will each contain 8 apartment units. The units will be a mix of one, two, and three-bedroom units. The basement will house underground parking, tenant storage, and mechanical room.

The 17 unit apartment building will be constructed north of Clarke Square on the vacant City owned parcel located at 918 S. 24th Street and the adjacent privately owned parcel located at 2330 W. Mineral Street. The existing structure on the 2330 W. Mineral Street Parcel will be demolished. The new apartment building will be a three-story structure with underground and surface parking. The first floor and second floor will contain 6 apartment units and the third floor will contain five apartment units. The units will be a mix of one, two, and three-bedroom units. The basement will house the underground parking and mechanical room.

On November 7, 2016, a public hearing was held and at that time, several people registered both in support and in opposition to the proposal. Those who spoke in opposition to the development stated that the level of density proposed would place additional stress on the available street parking, and the buildings were too big for the surrounding neighborhood. Additionally, they stated concern that crime would increase and



there was a preference for owner-occupied housing. One neighbor submitted a petition that was signed by several neighbors who live on 24th Street and are opposed to the development. Representatives from Cardinal Capital Management and Journey House explained the model that will be used for these two sites, and who the target residents would be. Since the proposed zoning change is generally consistent with the Near South Comprehensive Area Plan, the City Plan Commission recommended at its regular meeting on November 7, 2016 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Donovan