



Application for Zoning Change

Applicant Name: Justin Koepler

Address: 1414 Underwood Ave. #301 City: Wauwatosa

State: WI Zip: 53213

Telephone: 414-431-3131 Cell Phone: _____

Email: jkoeppler@agarch.com

Agent Name: Brent McClure (J Jeffers & Co.)

Address: 225 E Michigan St. #300 City: Milwaukee

State: WI Zip: 53202

Telephone: 414-501-5610 Cell Phone: 414-213-5796

Email: bmcclure@jjeffers.com

Property Address (Es): 1450 E Summit Ave & 1500 E Summit Ave

Current Zoning: I-2 Industrial

Proposed Zoning: R5 General Residence/Flex Development

Current/Most Recent Property Use: Chemical Wholesale/Greenspace

Proposed Use: Multi-Family Development





DEPARTMENT OF CITY DEVELOPMENT



The application will be evaluated using the standards of Sec. 114-82 of the Municipal Code, (below). Please use the space to justify and explain how your proposal addresses these conditions; use an additional sheet if necessary.

(a) The planning, heritage, and design commission shall submit recommendations to the common council within 60 days of receipt of the application for amendment. Extension of this time period may be allowed by mutual consent of applicant and planning, heritage, and design commission. Where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the planning, heritage, and design commission shall make findings based upon the evidence presented to it in each specific case with respect to, but not limited to, the following matters:

1) Existing uses of property within the general area of the property in question;

. Multi-family housing, K-8 School and single family residential are the uses of property in the areas adjacent to the site.

2) The zoning classification of property within the general area of the property in question;

. R-5/FD (General Residence/Flex Development), and I-2 (General Industrial)

3) The suitability of the property in question to the uses permitted under the existing zoning classification;

. The property is suitable for the R-5 use as it is a continuation to increase residential housing of the master plan development of the Horlick Malted Milk Campus. It was identified as a prime location for new construction residential housing in lieu of further industrial uses.

4) The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification; and

. This property follows the trends of the overall campus master plan. Other properties on the campus have been rehabilitated to residential and new construction for adjacent sites is providing further residential units.

5) The objectives of the current land use plan for the city.

. The objective for this land use was to increase residential density in the area.

(b) The planning, heritage, and design commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is not detrimental to the public interest. The plan commission may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this subsection, the R1 district shall be considered the lowest classification.





If the required supplemental materials, which constitute a completed application, are not submitted, the application will not be processed.

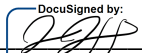
Required Submittal Format


1. An electronic submission via email/USB drive/CD/Download link; and
2. One (1) paper copy, no larger than 11" x 17" size.

Required Submittal Item	Applicant Submitted	City Received
1. Zoning Change Application	<input checked="" type="checkbox"/>	
2. Legal Description of property proposed to be rezoned	<input checked="" type="checkbox"/>	
3. Rationale or statement as to why rezoning is proposed	<input checked="" type="checkbox"/>	
4. Zoning Analysis Table <ol style="list-style-type: none"> a. Land area (in acres and square feet) b. Building area (in square feet) c. Setbacks (required yards in feet) d. Floor Area Ratio (building area divided by lot area) e. Lot Coverage (building footprint divided by lot area) f. Height of all buildings and structures g. Percentage of greenspace (landscaped areas divided by lot area) h. Parking spaces 	<input checked="" type="checkbox"/>	
5. Review Fee	<input checked="" type="checkbox"/>	

Acknowledgement and authorization signatures

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application.

Owner Signature (acknowledgement and authorization):  Date: 8/8/2022

Applicant Signature (acknowledgement):  Digitally signed by Justin Koeppler
Date: 2022.08.04 15:51:50 -05'00' Date: 8/8/2022

