

## 3774 South 27<sup>th</sup> Street RFP: Developer Questions and Responses

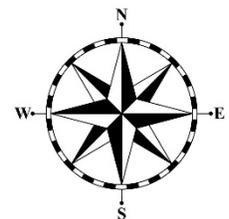
Several questions were received regarding the RFP for **3774 South 27<sup>th</sup> Street**. The Department of City Development (“DCD”) staff have provided the following answers to those inquiries:

### Question 1:

There is an access road on the north side of the property bordering the strip mall to the North. Is that road something we could get an easement on for access to 3774 S 27th St property?

**Answer:** There is no east-west right-of-way (ROW) on the north side of the parcel adjacent to 3774 South 27<sup>th</sup> Street. If the question is about the parking lot for the property to the north of 3774 South 27<sup>th</sup> Street at 3700 South 27<sup>th</sup> Street, the proposed developer would need to negotiate (example: an easement or other agreement or conveyance) with the private property owner to the north.

In this response, staff is presuming the question pertains to the area just to the north of the dashed blue line on the map below. The dashed blue line is where a fence is currently located. Potential buyers with further questions may want to conduct a survey if they have additional questions about the property line.



### Question 2:

Is there anyone at the city level who can help work through the historic tax credits in restoring the building?

**Answer:** The City of Milwaukee has a Historic Preservation Commission. If you intend to apply for historic preservation tax credits, you will need to apply to the City and the State simultaneously. Approval from the City of a Certificate of Appropriateness does not constitute approval of Historic Tax Credits. Each application process is different and requires different documentation. There are staff to the Historic Preservation Commission that can assist with the application process, along with the project manager. You can find more information about each here:

State Historic Preservation Website: [wisconsinhistory.org/taxcredits](http://wisconsinhistory.org/taxcredits)

City of Milwaukee Historic Preservation Commission:  
[city.milwaukee.gov/cityclerk/hpc](http://city.milwaukee.gov/cityclerk/hpc)

### **Question 3:**

What is the most advisable building height (in stories) for this neighborhood? Are there any restrictions due to zoning? If are awarded the RFP and need to pursue zoning changes to allow greater density, would that impact building height?

**Answer:** The site is currently zoned LB1; however, the Department of City Development ("DCD") would be supportive of multi-use, higher density development as envisioned in the *South 27<sup>th</sup> Street Strategic Action Plan*, which is available on DCD's website: [city.milwaukee.gov/South27thStreet](http://city.milwaukee.gov/South27thStreet).

The portion of the question concerning restrictions due to zoning is very broad, as many uses could require a special use permit or variance from the Board of Zoning Appeals or a zoning change from the City Plan Commission. The City of Milwaukee Commercial District Zoning Code is available at this link, for your reference:

[city.milwaukee.gov/ImageLibrary/Groups/ccClerk/Ordinances/Volume-2/CH295-sub6.pdf](http://city.milwaukee.gov/ImageLibrary/Groups/ccClerk/Ordinances/Volume-2/CH295-sub6.pdf)