



AT THE EDGE OF THE CITY AND  
THE HEART OF EVERYTHING

Date: January 18, 2022

To: Joe Stanton, Three Leaf Development LLC

delivered via email: [jstanton@threeleafdevelopment.com](mailto:jstanton@threeleafdevelopment.com)

RE: Zoning Review – 2418-20-28 E. Capitol Dr. (239-0114-000, 239-0255-000, 239-0254-000)

The Village of Shorewood has completed a preliminary zoning review of the above referenced properties in relation to the proposed redevelopment and has noted the following:

The properties located at 2418-20-28 E. Capitol Dr. are zoned B-3 Mixed-Use Commercial District.

The proposed use of a 39-unit multi-family residential building is listed as a permitted use per 535-21C(1)(b) of the Village’s Zoning Code.

The building and land do or do not conform to the applicable zoning ordinances, including but not limited to those ordinances limiting the use of the real estate or establishing requirements, as to the following:

Requirement	Proposed	Permitted	Compliant
Use of premises	Multi-family residential on all floors	Multi-family residential or commercial use on all floors; Mixed-use with commercial first floor only	Y
Principal structure area	Approx. 42,705 sq. ft. (without first floor parking)	No minimum	Y
Height of structure*	47.5 ft., including parapet, four stories	60 ft. maximum, not to exceed four stories	Y
Lot width**	169.35 ft.	40 ft. minimum	Y
Lot size**	20,323 sq. ft.	4,500 sq. ft. minimum	Y
Lot coverage	89.48% (building footprint)	N/A	Y
Front setback	4.8 ft. from property line, 15 ft. from curb for majority of façade, 20 ft. from curb at entrance	Build-to line of 15 feet from street curblines	Y
Rear setback	5.2 ft. from alley, 10 ft. from residential lot	5 ft. min. from rear lot line or alley, except 10 ft. from lot in residential district	Y
Side setback 1 (west)	1.2 – 1.8 ft.	0 ft. min.	Y

Side setback 2 (east)	0.6 – 1.8 ft., 21.6 – 22.4 ft. from the face of the curb	Build-to line of 20 feet from street curblines	To be reviewed by Plan Commission per 535- 21C(6)(c)[2]
Parking	39 enclosed spaces	39 required within garage (1.0 per unit) - 535-47A(2)	Y

\*vertical distance from the mean elevation on the frontage street to the highest point of the flat roof, including parapets (535-6)

\*\*reviewed in conjunction with proposed CSM

Per 535-21C(7), the Village’s Central District Design Guidelines shall apply to the construction of new buildings in this zoning district. The design of the development “will be reviewed by Village staff, the Design Review Board and Plan Commission for its suitability for a given site, compatibility with adjacent development and consistency with the goals of improving the design quality of Shorewood’s built environment.”

Based on the information provided to administer this review, prior to application for building permits:

- the side setback on the east property line “shall be reviewed by the Plan Commission to determine whether a twenty-foot build-to line or another corner lot side yard build-to line is appropriate due to parking considerations and the layout of the intersection;” and,
- the proposed CSM shall be recorded with Milwaukee County.

It is understood that the lender, owner and Title Company may rely on this review in connection with the purchase, financing or construction of improvements upon the real estate.

If you have any questions relating to this review, next steps or alternative proposals, please feel free to contact me to discuss.

Regards,  
 Bart



Bart Griepentrog, AICP  
 Planning & Development Director  
[bgriepentrog@shorewoodwi.gov](mailto:bgriepentrog@shorewoodwi.gov)  
 (414) 847-2647