



AT THE EDGE OF THE CITY AND
THE HEART OF EVERYTHING

Date: June 10, 2022

To: Joe Stanton, Three Leaf Development LLC

delivered via email: 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	17,782 sq. ft.	No minimum	Y
Height of structure*	49.6 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
Front setback	5.0 ft. from property line, 15 ft. from curb for majority of façade	Build-to line of 15 feet from street curbline	Y
Rear setback	5.0 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)	1.0 – 1.9 ft.	0 ft. min.	Y

Side setback 2 (east)	0.7 - 1.4 ft. from property line (1.2 ft. avg.); 21.7 - 22.5 ft. from the face of the curb (22.1 ft. avg.)	Build-to line of 20 feet from street curblines	Confirmed by Plan Commission per 535-21C(6)(c)[2] on 01/25/22
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.”

The Design Review Board reviewed the proposed plans on January 27, 2022, March 10, 2022, and March 24, 2022. The Design Review Board approved the plans on March 24, 2022. Any substantive design changes to the approved plans would need to be re-reviewed by the Design Review Board.

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

- 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
 (414) 847-2647