



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Rocky Marcoux
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May 13, 2020

To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 205

Dear Committee Members:

File No. 191892 relates to the change in zoning from Local Business, LB2, to Two-Family Residential, RT4, for the properties located at 1623-25 and 1655 South 2nd Street, on the west side of South 2nd Street, north of West Mitchell Street, in the 12th Aldermanic District.

This zoning change was requested by LaCausa Inc. and will allow the subject sites (1623-25 and 1655 South 2nd Street) to be combined with 1619-21 South 2nd Street, which is zoned RT4 and also owned by LaCausa Inc. La Causa operates a charter school on the property at 1655 South 2nd Street which is served by the surface parking lot at 1623-25 South 2nd Street. La Causa will use the northern parcel to expand their surface parking lot and has signaled their intention to build a secure gate around it. The expanded parking lot will be required to meet the applicable provisions of the zoning code.

On May 11, 2020, a virtual public hearing was held and at that time representatives from La Causa spoke about their plans for expanding the parking lot. Commissioners asked the applicants about their security plans for the lot and whether they were open to considering shared parking, a line of questioning staff and the Alderman had also pursued. The applicant indicated that they have allowed shared parking on other sites that they own, and it had created issues with respect to plowing the lots (if cars remain in the lot beyond the specified time) and illegal dumping of items on their properties. Thus, at this time, they said that they are not interested in allowing others to utilize the parking lot. There were no public comments on the zoning change.

Since the proposed zoning change will consolidate the land owned by the applicant and allow the combination of the properties, and will make the school a permitted use, the City Plan Commission at its regular meeting on May 11, 2020 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Perez

