

June 14, 2004

To the Honorable Common Council  
Zoning, Neighborhoods and  
Development Committee  
City of Milwaukee

Dear Committee Members:

Attached is File No. 031750, being a substitute ordinance relating to the change in zoning from Industrial Light (IL1) to Local Business (LB1) on land located on the Northeast corner of South 6<sup>th</sup> Street and West Layton Avenue, in the 13th Aldermanic District.

This zoning change would allow for the construction of a 1-story, multi-tenant commercial building and a fast food restaurant with a drive-through. On site detention of storm water will also be provided. Both buildings and trash enclosures will meet city standards for screening/landscaping as well as setbacks. One freestanding sign is proposed at the corner of South 6<sup>th</sup> Street and West Layton Avenue. Wall signs will also be attached to each building and will be required to all zoning standards. There are 96 surface parking spaces proposed.

The City Plan Commission held a public hearing on June 7, 2004. At that time no one spoke in opposition to the proposed change in zoning. Since this proposed zoning change would not impact the industrial land use demand, the north side of West Layton Avenue is primarily commercial uses and the developer has a specific tenant for the site, the City Plan Commission at its regular meeting on June 7, 2004 recommended approval of the attached substitute ordinance.

Sincerely,

John R. Hyslop  
Interim Planning Director  
City Plan Commission of Milwaukee

cc: Ald. Witkowski  
File