



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

Lafayette L. Crump
Commissioner

Sam Leichtling
Deputy Commissioner

June 30, 2026

To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 301-B

Dear Committee Members:

File Number 260046 relates to the change in zoning from Industrial Light, IL1, to Industrial Office, IO1, for the western 50 feet of 1215 West Layton Avenue, located on the south side of West Layton Avenue, east of South 13th Street, in the 13th Aldermanic District.

This zoning change was requested by the property owner, R&F Oil LLC. The owner also owns the abutting property to the west at 1233 West Layton Avenue; this neighboring parcel is zoned Industrial Office (IO1) and operates as a Mian's Clark gas station and convenience store. The applicant seeks to rezone the subject site to IO1 in order to combine it with the 1233 West Layton Avenue parcel to help facilitate the expansion of the gas station, which will require Board of Zoning Appeals approval. The expansion plans entail one additional gas dispenser and expanded canopy above the new gas pump.

A public hearing was held on Monday, June 29, 2026 at the regularly scheduled City Plan Commission meeting. The applicants were present to answer questions. At the closing of the public hearing, the City Plan Commission recommended approval of the subject file.

Sincerely,

for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

CC: Ald. Spiker

