

May 30, 2012

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

Dear Committee Members:

File No. 111738 relates to the change in zoning from Local Business, LB2, to Local Business, LB3, for some properties generally located in the East Side Business Improvement District, on the north and south sides of East North Avenue, east and west of North Oakland Avenue, in the 3rd Aldermanic District.

This substitute file removes the properties north of Thomas Avenue from the proposed zoning change boundary and allows for future development of property within portions of the East Side BID in accordance with the new LB3 district standards. This zoning change does not affect existing properties but will allow for future development of property within the East Side BID in accordance with the new LB3 district standards.

The LB3 zoning classification was approved by the Common Council on April 11, 2012, and is intended to be more urban in nature than the Local Business LB1 and LB2 zoning districts. The LB3 zoning classification is characterized by design standards appropriate for neighborhood commercial hubs, centers, corridors and transit-oriented development areas that have a denser level of development, and promotes compact, walkable and sustainable neighborhoods like the one along East North Avenue, within the BID. Note that all existing businesses within the zoning change boundary can continue to operate as-is, and there are exceptions built into the LB3 zoning to allow for additions to these structures. Standards for single-family homes are unchanged from the current (LB2) zoning classification.

On May 21, 2012, a public hearing was held, and at that time a few members from the Greenwich Village Neighborhood Association and one member representing the East Side Milwaukee Community Council spoke regarding the proposed change. While the LB3 zoning district and zoning change boundary were generally accepted by the associations, they questioned the inclusion of the properties located north of East Thomas Avenue, along the east side of North Murray Avenue in the boundary. They felt the density and height of the LB3 standards at this location, closer to the residences, would be too intense for the neighborhood. The City Plan Commission voted to hold this file until further discussion occurred with the Greenwich Village Neighborhood Association. A special City Plan Commission meeting was held on May 30, 2012, at which time it was explained that the Greenwich Village Neighborhood Association had stated to the alderman that they were satisfied with the removal of the properties north of East Thomas Avenue, and withdrew their opposition to the proposal.

Since the proposed change is consistent with the recommendations of the Northeast Side Comprehensive Area Plan, the City Plan Commission at its special meeting on May 30, 2012 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Nik Kovac