



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

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February 17, 2015

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

Dear Committee Members:

File No. 121132 relates to creation of the Historic Mitchell Street Neighborhood Conservation Overlay Zone, and approves the neighborhood conservation plan and design standards for the area generally on the north and south sides of West Historic Mitchell Street between South 6th Street and South 13th Street, in the 12th Aldermanic District.

This file approves a neighborhood conservation plan and a use list that will facilitate preservation of the first floor of commercial buildings as lively and contributing spaces for the Historic Mitchell Street corridor. There are approximately 75 properties within the overlay. The intent of this overlay is to facilitate preservation of the first floor of commercial buildings as lively and contributing spaces for the Historic Mitchell Street corridor. Specifically, uses that will not be permitted on the first floor include residential, day care, elementary school, medical research laboratory, medical service facility, and employment agencies. Medical office and health clinic will be permitted on the first floor provided that exam rooms are not located along the street frontage. Additionally, social service uses may be located along the first floor provided that the frontage along Mitchell Street does not exceed 30 feet. All other uses will be regulated per the LB2 requirements. All floors above the first floor of the buildings within the overlay will not be affected by this overlay, and will be regulated by the existing zoning for the site.

This overlay is located within an Historic District, and the regulations of that district will continue to apply. Once the overlay is established by Common Council approval, first floor occupancy permits for buildings within the overlay may be administratively approved, provided that the uses are permitted per the overlay standards. For proposed uses that are not permitted in the overlay zone, an application to CPC requesting a deviation is required for approval, or denial. The existing first floor tenants with existing uses that are proposed not to be permitted will be grandfathered.

On February 16, 2015, a public hearing was held and at that time, one property owner expressed concern that his existing tenant, an employment agency, would no longer be able to operate at that location once the overlay was established. It was explained to him that all existing uses would be allowed to continue to operate. This satisfied the business owner's concern. Since the overlay is consistent with the comprehensive plan recommendations and supports of the BID's objectives, the City Plan Commission at its regular meeting on February 16, 2015 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Jose Perez

