



**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

**Ald. Stamper, II**  
**15th Ald. District**

**CITY PLAN COMMISSION  
ZONING REPORT**

**File No:** 250888

**Location:** 2560 N. Teutonia Avenue; on the east side of N. Teutonia Avenue, south of W. Clarke Street

**Applicant/Owner:** Tyrone Tubbs (applicant)

**Current Zoning:** Local Business District (LB2)

**Proposed Zoning:** Two-Family Residential District (RT4)

**Proposal:** The subject site, 2560 N. Teutonia Avenue, has been vacant since around 1980 and was acquired by the City of Milwaukee in 2001. The adjacent homeowner to the south, Tyrone Tubbs, intends to purchase the subject site from the City of Milwaukee and combine it with his residential lot for use as additional greenspace within his yard. Since the subject site is zoned LB2 and Mr. Tubbs' site is zoned RT4, a zoning change is necessary before the two sites can be combined.

**Adjacent Land Use:** The properties to the north are zoned Local Business (LB2) and Two-Family Residential (RT4). Adjacent properties along the southern and eastern boundaries of the site are zoned Two-Family Residential (RT4). To the west of the site, there is a sports bar, zoned Local Business (LB2), as well as several residential properties, zoned Two-Family Residential (RT4).

**Consistency with Area Plan:** The property proposed for rezoning is within the boundaries of the Fond du Lac & North Area Plan. The Fond du Lac & North Area Plan includes a future land use map which shows the property as within a residential district. The Plan also recommends allowing homeowners to purchase vacant lots adjacent to their homes as appropriate. The proposed zoning change is consistent with the Area Plan.

**Previous City Plan Action:** None.

**Previous Common  
Council Action:** None.

**Recommendation:** Since the proposed zoning change from LB2 to RT4 will help facilitate the sale of the City-owned parcel to the homeowner to the south of the site to be used as greenspace and will allow the two properties to be combined upon sale, staff suggest that the City Plan Commission recommends approval of the subject file.