

January 25, 2010

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

Dear Committee Members:

File No. 091157 relates to a change in zoning from Two-Family Residential (RT4) to Industrial Office (IO2), to expand a parking lot on land located South of West National Avenue and East of South 22nd Street, in the 8th Aldermanic District.

This zoning change is initiated by the owner, David Samuel, to allow for the expansion of a surface parking lot adjacent to the north. The site at 824 S. 22nd Street is vacant except for a garage at the rear of the site. This garage is to be razed by order of the Department of Neighborhood Services (DNS). The site is currently unpaved and has been cited by the DNS for vehicles parking on the unpaved surface. If the zoning is changed and the site is used for additional parking, the expanded parking area must be paved and landscaped per code; including a landscaped residential buffer between the parking area and the residential property adjacent to the south.

Per the owner/applicant (David Samuel), the expanded parking is needed to allow for expansion of two existing businesses adjacent and to the north of this site (along West National Avenue). One existing business is Midwest Foods and the other is International Produce. In addition, there will be space in the building for several additional businesses. In all, the expanded and new businesses will likely result in 15 to 20 new jobs.

The neighbor immediately to the south of the subject property called DCD staff and stated his opposition to the proposed zoning change. In the past, semi trucks have parked there and idled engines. He stated that noisy vibrations have caused damaged to both the foundation of his house and basement pipes. The owner spoke with the neighbor prior to the meeting and, according to the owner, the neighbor stated that he would not be opposed to the zoning change as long as the parking is restricted to automobiles (trucks would be prohibited).

On January 25, 2010, a public hearing was held and at that time nobody spoke in opposition. Since the proposed change is consistent with the Near South Side Comprehensive Area Plan, the City Plan Commission at its regular meeting on January 25, 2010 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Robert Donovan