

June 4, 2007

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

Dear Committee Members:

File No. 070204 relates to the change in zoning from Single-Family Residential (RS6) to Single-family Residential (RS5) on land located on the North Side of West Howard Avenue and West of South 84th Street, in the 11th Aldermanic District.

The Department of City Development initiated this file to bring the area into conformity with zoning for the surrounding residential neighborhoods. Currently, the area generally bounded by West Howard Avenue, West Morgan Avenue, South 92nd Street and South 84th Street, is zoned Single-Family Residential (RS6). Zoning regulates land uses and how property can be developed. The purpose of a RS6 district is to promote and protect single-family dwellings with traditional urban character. As a result, this district allows for smaller lots, smaller setbacks and larger lot coverage. However, these standards are not consistent with this particular neighborhood area and a zoning change is proposed. The proposed single family zoning change from RS6 to RS5, better preserves the existing character of the neighborhood and the existing platting of the lots. The RS5 district allows for larger and wider lots, larger setbacks and smaller lot coverage. If the proposed zoning change is approved, the minimum lot area requirement would increase from 3,600 square feet to 6,000 square feet and the minimum lot width would increase from 30 feet to 50 feet.

This zoning change would prevent the division of larger corner lots and wider mid-block lots for future sale and development of additional single-family dwellings, which is currently permitted under the RS6 zoning. This zoning change will not affect existing single-family residences.

On June 4, 2007, a public hearing was held and at that time nobody spoke in opposition. Since the proposed change is consistent with the character of the neighborhood and City plans for the area, the City Plan Commission at its regular meeting on June 4, 2007 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Joe Dudzik