



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

Lafayette L. Crump
Commissioner

Vanessa L. Koster
Deputy Commissioner

October 18, 2021

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

Dear Committee Members:

File number 210717 relates to the change in zoning from Industrial Light, IL2, to Local Business, LB3, to allow commercial and residential uses on the property located at 1617-33 East North Avenue, on the southwest corner of East North Avenue and North Bartlett Avenue, in the 3rd Aldermanic District.

This zoning change was requested by Kendall Breunig and will allow commercial and residential uses on the site. More specifically, this will allow the adaptive reuse of the existing 2-story building into approximately 17 residential units and 21 interior parking spaces. Part of the first floor might also be occupied by commercial uses.

The City Plan Commission held a public hearing regarding this item at its regularly scheduled October 18, 2021 meeting. At the meeting, owner and applicant Kendall Breunig spoke about the intentions for the project to allow for residential and possible commercial uses with indoor parking. No members of the public gave comments on this file. Since the proposed change in zoning would allow for these commercial and residential uses and is consistent with the Northeast Side Area Plan, the City Plan Commission at its meeting on October 18, 2021 recommended approval of the subject file.

Sincerely,

for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Kovac

