

June 10, 2003

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

Dear Committee Members:

Attached is File No. 030136, being a substitute ordinance relating to the change in zoning from Industrial Office (IO2) to Commercial Service (CS), located on the west side of South 27<sup>th</sup> Street and south of West Cleveland Avenue, in the 8<sup>th</sup> Aldermanic District.

This zoning change will consolidate property into a single base zoning district to allow for expansion of an existing auto service and used car sales facility. The request is necessary because the new zoning code no longer permits most commercial type uses within the Industrial-Office zoning district. The Board of Zoning Appeals will additionally need to grant a special use. The surface parking areas will be screened in accordance to code requirements.

On Monday, June 9, 2003, the City Plan Commission held a public hearing. At that time, no one spoke in opposition to the proposed amendment. Since this proposed zoning amendment is consistent with the City plans for the area, the City Plan Commission at its regular meeting on June 9, 2003 recommended approval of the attached substitute ordinance.

Sincerely,

Julie A. Penman  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Donovan