

October 17, 2006

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

Dear Committee Members:

File No. 060663 is a file relating to the change in zoning of lands located west of North 12th Street, between West Vine Street and West Brown Street, from Local Business (LB2) to Two-Family Residential (RT4) in the 15th Aldermanic District.

The RT4 zoning district allows for a mixture of housing types, including single-family, 2-family, and small multi-family dwellings of 3 or 4 units, as well as religious institutions. The district allows for a minimum lot area of 2,400 square feet, minimum lot widths of 24 feet, and maximum height of 48 feet. All existing structures that are not permitted use in the RT4 zoning district can continue to operate and will be legally non-conforming. This file is initiated by the Department of City Development to reflect the residential character of the area.

On October 16, 2006, a public hearing was held and at that time there was no opposition to the change. Since the proposed change complies with the Zoning Code and City plans for the area, the City Plan Commission at its special meeting on October 16, 2006, recommended approval of the file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Hines