

January 10, 2012

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

Dear Committee Members:

File No. 111036 relates to the change in zoning from Industrial Office (IO1) and Local Business (LB1) to Industrial Mixed (IM), on lands located on the east side of North Teutonia Avenue, north of West Green Tree Road, in the 1st Aldermanic District.

This zoning change was applied for by Kaiser Property Investments, on behalf of Leader Equipment, located at 3323 West Vera Avenue. Upon review, the Department of City Development expanded the proposed zoning change boundary to add 20 additional properties with existing, conforming and some with non-conforming uses which would become permitted.

The original zoning change applicant, Leader Equipment, wishes to use its property at 3323 W. Vera Avenue for the sale of lawn maintenance and snow removal equipment, which falls under the zoning classification as lawn and garden center. This use is permitted in the IM zoning district. Additionally, there are several single- and two-family residences along Vera Avenue that are currently legal non-conforming, but would become permitted under IM zoning. Other properties within this zoning change boundary currently must seek use variances from the Board of Zoning Appeals (BOZA), but would either become permitted or become special uses with this zoning change. The currently vacant site that is zoned LB1 would be allowed for commercial use under the IM zoning as well. IM zoning allows more industrial activity than Industrial Office (IO). Further, it allows for commercial and residential uses, which currently exist, but are non-conforming, within this zoning change boundary.

The site is located within the Northwest Side Comprehensive Area Plan boundaries, specifically within District 10. The plan encourages commercial uses along major corridors within and nearby the industrial parks, specifically Teutonia Avenue. This change in zoning will expand the commercial and industrial uses that are permitted along this stretch of Teutonia, and are consistent with the plan's recommendations.

On January 9, 2012, a public hearing was held and at that time nobody spoke in opposition. Since the proposed change complies with the Zoning Code and City plans for the area, the City Plan Commission at its regular meeting on January 9, 2012 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Ashanti Hamilton