

August 15, 2006

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

Dear Committee Members:

File No. 060196 relates to the change in zoning from Two-Family Residential (RT3) to Local Business (LB2), on land located generally West of South 16th Street and South of West Oklahoma Avenue, in the 13th Aldermanic District.

This would change the zoning to allow for the expansion of a gas station and convenience store adjacent to the north. Any future expansion of the gas station may also require approval by the Board of Zoning Appeals. At the June 26, 2006 regular City Plan Commission meeting, several neighbors voiced concerns over the expansion of the business into the surrounding residential neighborhood. City Plan Commission recommended that the file be referred to staff until the business owners present the gas station and convenience store plans to the Planning Division for review and the Alderman has the opportunity to host a neighborhood meeting to address concerns and questions.

Since neighbors and the local alderman remain opposed to the proposed zoning change after a neighborhood meeting and, in general, the expansion of commercial uses into residential neighborhoods is discouraged, the City Plan Commission at its regular meeting on August 14, 2006, recommended that this be placed on file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Witkowski