



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

**Lafayette L. Crump**

Commissioner

**Sam Leichtling**

Deputy Commissioner

November 11, 2025

To the Honorable Members of the  
Zoning, Neighborhoods and Development Committee  
City of Milwaukee  
City Hall, Room 301-B

Dear Committee Members:

File Number No. 250888 relates to the change in zoning from Local Business (LB2) to Two-Family Residential (RT4) for the property located at 2560 North Teutonia Avenue, on the east side of North Teutonia Avenue, south of West Clarke Street, in the 15th Aldermanic District.

The subject site, 2560 N. Teutonia Avenue, has been vacant since around 1980 and was acquired by the City of Milwaukee in 2001. The adjacent homeowner to the south, Tyrone Tubbs, intends to purchase the subject site from the City of Milwaukee and combine it with his residential lot for use as additional greenspace within his yard. Since the subject site is zoned LB2 and Mr. Tubbs' site is zoned RT4, a zoning change is necessary before the two sites can be combined.

A public hearing was held on Monday, November 10, 2025 at the regularly scheduled City Plan Commission meeting. The applicant, Mr. Tubbs, and a representative from the Dept. of City Development – Real Estate section were in attendance to answer questions. At the closing of the public hearing, the City Plan Commission recommended approval of the subject file.

Sincerely,

for

Lafayette L. Crump  
Executive Secretary  
City Plan Commission of Milwaukee

CC: Ald. Stamper

