

June 10, 2003

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

Dear Committee Members:

Attached is File No. 030137, being a substitute ordinance relating to the change in zoning from Industrial Heavy (IH) to Local Business (LB), located on the south side of West Capitol Drive and west of North Holton Street, in the 6<sup>th</sup> Aldermanic District.

This zoning change would permit the construction of a 22,000 square foot retail building with several commercial tenants on property located at 3901 North Richards Street. This property would be developed by the Endeavour Company for the Northeast Milwaukee Industrial Development Corporation (NMIDC).

The Department of City Development is recommending the extension of the zoning change area to include several existing commercial uses that were established prior to the adoption of the new zoning code. This zoning district is consistent with the zoning north of West Capitol Drive and would require future commercial or office development to meet all setback and design standards for the Local Business (LB2) district.

On Monday, June 9, 2003, the City Plan Commission held a public hearing. At that time, a few people attended for informational purposes and 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. Johnson-Odom