



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

**Lafayette L. Crump**  
Commissioner

**Vanessa L. Koster**  
Deputy Commissioner

June 29, 2022

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

Dear Committee Members:

File number 220066 relates to the change in zoning from Industrial Light, IL2, to Two-Family Residential, RT4, to reflect the existing residential use of the site located at 2013 South Allis Street, on the west side of South Allis Street, south of East Stewart Street, in the 14th Aldermanic District.

The site previously had a mix of commercial, industrial, and residential uses, with a contractor's office and shop occupying the first floor of the building and a residential unit on the second floor. Several years ago, the first floor was converted to a residential unit, which required a use variance from the Board of Zoning Appeals (BOZA) as one- and two-family dwelling units are not permitted in the current zoning district. The Two-Family Residential (RT4) zoning district allows up to 4 residential units, which the current site would comply with.

The City Plan Commission held a public hearing for this item at its meeting on Monday, June 27, 2022. At the time, no members of the public provided testimony on this item. Since the proposed zoning change is consistent with the current use of the site and the recommendations of the Harbor District Water and Land Use Plan, the City Plan Commission recommended approval of the subject file on Monday, June 27, 2022.

Sincerely,

for

Lafayette L. Crump  
Executive Secretary  
City Plan Commission of Milwaukee

Cc: Ald. Dimitrijevic

