

April 20, 2005

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

Dear Committee Members:

Attached is File No. 041579, being a substitute ordinance relating to the change in zoning from Industrial Office (IO1) to Commercial Service (CS), located on the East side of North Teutonia Avenue and North of West Good Hope Road, in the 1st Aldermanic District.

This ordinance changes the zoning to allow for a church in a former sit-down restaurant. The building consists of 4,400 square feet and the new church will be laid out as follows: a main assembly room of 1,102 s.f. with 140 seats, four classrooms, three offices, a fellowship hall and utility spaces. The church currently serves approximately 70 congregants. Aside from a sign change, no exterior renovations have been noted.

The Commercial Service district permits a variety of commercial, personal business services, churches, office, indoor storage and small scale industrial. As part of our review, staff has examined the zoning and land use pattern of the general area and have included additional properties in the zoning change. The expanded area includes properties containing existing warehousing, storage and office uses.

On April 18, 2005, a public hearing was held and at that time there was no opposition to the proposed amendment. Since this proposed zoning change is consistent with the surrounding uses, the City Plan Commission at its regular meeting on April 18, 2005 recommended approval of the substitute ordinance.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

Cc: Ald. Hamilton