



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

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March 17, 2015

To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 205

Dear Committee Members:

File No. 141615 relates to the change in zoning from Industrial Light (IL2) to Local Business (LB2) for the properties located at 2905 and 2919 West Fond du Lac Avenue and 2943 West Hadley Street, located on the south side of West Fond du Lac Avenue and east of North 30th Street, in the 15th Aldermanic District.

This zoning change was initiated by the City of Milwaukee to be consistent with existing uses and the zoning on adjacent parcels. The City intends to market its property at 2919 West Fond du Lac Avenue for commercial uses. The existing gas station at 2905 West Fond du Lac Avenue is a special use under the IL2 zoning, and would continue to be a special use under the LB2 zoning. The single-family residence at 2943 West Hadley Street is currently legal non-conforming under the IL2 zoning, but would become permitted under LB2 zoning.

On March 16, 2015, a public hearing was held and at that time, nobody spoke in opposition. Since the proposed zoning change brings one use into conformance with zoning and allows the City-owned parcel to be marketed for commercial uses, the City Plan Commission at its regular meeting on March 16, 2015 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Russell Stamper II

