

November 27, 2007

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

Dear Committee Members:

File No. 070630 relates to a change in zoning from Two-Family Residential (RT4) to Local Business (LB2) on land located North of West National Avenue and East of South 34th Street, in the 8th Aldermanic District.

This file will allow for the conversion of a two-family residence to office use. The existing structure was originally constructed as a commercial building and has since been converted to a two-family residence. LBWN intends to renovate and utilize the first floor commercial space as a community business center. The second floor will house LBWN's and Silver City Main Street's offices. The renovation will follow the energy efficient sustainable guidelines created for businesses locating in the Menomonee Valley, and will incorporate energy efficient and green components. This renovation and conversion will add commercial space to the eastern end of the Silver City Main Street.

Prior to the meeting, DCD received four letters from neighbors; three of whom were in support of the proposed zoning change. One neighbor was opposed. On November 26, 2007, a public hearing was held and at that time one neighbor spoke in support of the zoning change, and two neighbors stated their concerns regarding how the change in zoning would affect the assessment and taxes of their residential properties, and providing enough off-street parking. Since the proposed change complies with the Zoning Code and City plans for the area, the City Plan Commission at its regular meeting on November 26, 2007 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Robert Donovan