

December 9, 2002

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

Dear Committee Members:

Attached is File No. 020922, being a substitute ordinance relating to the change in zoning from Single-Family Residential (RS6) to Local Business (LB2), located on east side of North 10<sup>th</sup> Street and south of West North Avenue, in the 17th Aldermanic District.

This zoning change proposes to expand the area of the commercial zoning to allow for the construction of a motor vehicle parts store. The building would be located at the corner of N. 10th Street and W. North Avenue. The surface parking area would be screened with decorative fencing and landscaping and the interior parking area would have landscape islands.

On Monday, November 11, 2002, the City Plan Commission held a public hearing. At that time, several neighbors and Alderman voiced their opposition to this proposed zoning change. At that time, this file was referred to staff to allow for results of the Teutonia/North Catalytic Project meeting to be held to determine the areas targeted for residential uses. This file was scheduled at the December 9, 2002 meeting. Representatives from the Housing Authority of the City of Milwaukee and YMCA stated their opposition to the proposed rezoning stating that both parcels of land are viable sites for new, single-family construction. At their regular meeting on Monday, December 9, 2002, the City Plan Commission recommended that this substitute ordinance be placed on file since the proposed rezoning does not meet the intent of City plans for the area with the housing strategy initiative.

Sincerely,

Julie A. Penman  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Hines