



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

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April 8, 2013

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

Dear Committee Members:

File No. 121569 relates to the change in zoning from Multi-Family Residential (RM7) to Two-Family Residential (RT3) on lands located north of West Wisconsin Avenue between North 27th Street and North 29th Street, in the 4th Aldermanic District.

This file will change the zoning of six properties, located at 2708 West Wisconsin Avenue, 2812 West Wisconsin Avenue, 2830 West Wisconsin Avenue, 2838 West Wisconsin Avenue, 2805 West Wells Street, and 763 North 28th Street, from Multi-Family Residential (RM7) to Two-Family Residential (RT3). The properties proposed to be rezoned include the Wisconsin Avenue Elementary School, St. Paul's Lutheran Church, a 5-family residence, a 2-family residence, and two parking lots owned by Milwaukee County. The RT3 zoning district promotes, preserves and protects neighborhoods intended primarily for two-family dwellings with a traditional urban character. The existing uses would continue to be permitted under the proposed RT3 zoning. Should any of the properties be redeveloped, or occupied with a new use, the new development would need to comply with the RT3 zoning requirements.

On April 8, 2013, a public hearing was held and at that time nobody spoke in opposition. Since the proposed change is not inconsistent with the recommendations of the Near West Side Comprehensive Area Plan, the City Plan Commission at its regular meeting on April 8, 2013 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Robert Bauman

