

September 4, 2003

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

Dear Committee Members:

Attached is File No. 030444, being a substitute ordinance relating to the change in zoning from Industrial Mixed (IM) to Local Business (LB2). Located north of West National Avenue and west of South Cesar E. Chavez Drive, in the 12th Aldermanic District.

This change in zoning will allow for auto repair and retail uses in conjunction with a motor vehicle filling station and convenience store that will be constructed at the corner of W. National Ave. and S. Cesar E. Chavez Dr. The zoning change is necessary to create a single base zoning district for this land that will be combined under a single ownership. The Board of Zoning Appeals **Will** need to also grant a special use permit.

The applicant's existing muffler business is to the north, a multi-family residential building is to the west, existing commercial uses are to the south and an existing manufacturing and commercial businesses are to the east.

Since this proposed zoning change is consistent with the City plans for the area, the City Plan Commission at its regular meeting on August 11, 2003 recommended approval for this attached substitute ordinance.

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee