



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

Lafayette L. Crump
Commissioner

Vanessa L. Koster
Deputy Commissioner

July 20, 2022

To the Honorable Members of the
Zoning, Neighborhoods, and Development Committee
City of Milwaukee
City Hall, Room 301-B

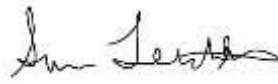
Dear Committee Members:

File number 220296 refers to the change in zoning from Two-Family Residential, RT4, to Local Business, LB2, to allow a wider mix of commercial uses for the property located at 128 East Burleigh Street, on the north side of East Burleigh Street, east of North Achilles Street, in the 6th Aldermanic District. This zoning change was initiated by a motion of the Common Council of the City of Milwaukee.

The site is a corner lot which currently has a vacant 3,264 square foot mixed-use building. After being acquired by the City of Milwaukee through property tax foreclosure in 2012, the property was sold to Valor Creative Collective in May, 2021. Tonda Thompson, who leads Valor Creative Collective, plans to use the space for a woodworking shop and retail space as well as a photography, videography, and modeling studio. Since these uses are prohibited in the RT4 zoning district, the zoning change to LB2 is necessary to allow the programs to be hosted in the space. Rezoning to LB2 would be consistent with the historical use of this property as a mixed-use commercial structure as well as the zoning for other similar corner commercial properties in the adjacent neighborhood.

The City Plan Commission held a public hearing for this item at its meeting on Monday, July 18th, 2022. At the time, no members of the public provided testimony on this item. Since the proposed zoning change will allow a mix of commercial uses within the existing building, is consistent with past Common Council action approving the sale of this property for these proposed uses, and is consistent with the recommendations of the Northeast Side Are Plan, the City Plan Commission recommended approval of this file on July 18th, 2022.

Sincerely,

 for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

Cc: Ald. Coggs

