



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

Rocky Marcoux
Commissioner
rmarco@milwaukee.gov

Martha L. Brown
Deputy Commissioner
mbrown@milwaukee.gov

August 18, 2016

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

Dear Committee Members:

File No. 160436 relates to the change in zoning from Two-Family Residential (RT3) to Residential Office (RO2) for the properties located at 1003 through 1023 North 33rd Street, on the northwest corner of North 33rd Street and West State Street, in the 4th Aldermanic District.

This zoning change was requested by the Forest County Potawatomi Community (FCPC) and will allow the units in the existing duplexes to be occupied for general office use. These duplexes inherently serve as a border zone between the predominantly residential blocks to the west and the Wgema campus to the east. The Wgema campus is undergoing substantial redevelopment by FCPC, which is introducing new office, educational and technology uses, and will continue to introduce new uses over the next several years. As these developments are completed, there will be a demand for relevant small office space in the vicinity, uses that could not readily be accommodated within the Campus itself. Under current, RT3, zoning, offices are not permitted uses, so this rezoning to RO2 will allow for growth. With this zoning change, small office uses could be introduced as appropriate, while the current residential uses could continue. Since the buildings are in an historic district, exterior changes would be subject to Historic Preservation Commission review.

On August 15, 2016, a public hearing was held. At that time, nobody appeared in favor or opposition of this file. Since the proposed zoning change is consistent with the surrounding context and will provide needed office space, the City Plan Commission at its regular meeting on August 15, 2016 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Bauman

