



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

**Rocky Marcoux**  
Commissioner  
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**Martha L. Brown**  
Deputy Commissioner  
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January 22, 2019

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

Dear Committee Members:

File No. 181208 relates to the change in zoning from Two-Family Residential, RT3, to Industrial-Office, IO1, for the property located at 529 South 93rd Street, located on the west side of South 93rd Street, south of West Adler Street, in the 10th Aldermanic District.

This zoning change was requested by the owner, Carrot Seed Properties, LLC, and will consolidate the zoning of the site, which is currently vacant, and allow it to be joined with the adjacent parcel to the south at 535 South 93rd Street, which is zoned IO1. More specifically, Altius Building Company currently operates on both the subject parcel and the adjacent parcel. Altius Building Company is a construction and project management firm that specializes in multi-family, commercial, and senior living developments. The owner wishes to use the subject parcel as an additional parking lot for employees who work in the industrial building located at 535 South 93rd Street. The parking lot will follow the landscaping and screening standards required by the zoning code.

On January 22, 2019 a public hearing was held and at that time Meghan Busalacchi, an attorney representing the owner, spoke about the rezoning and answered a few questions about lighting and landscaping. Since the proposed zoning change will allow the property to be joined with the site to the south and will provide additional off-street parking for the employees, and is not inconsistent with the West Side Comprehensive Plan recommendations, the City Plan Commission, at its regular meeting on January 22, 2019, recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Murphy

