



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

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

Dear Committee Members:

File No. 131251 relates to the change in zoning from Local Business to Two-Family Residential, for land consolidation, on land located at 210 West Keefe Avenue, on the north side of West Keefe Avenue, west of North 2nd Street, in the 6th Aldermanic District.

This zoning change was requested by True Love Missionary Baptist Church, which has been at this location since 1980, and would permit 210 West Keefe Avenue, currently zoned commercial, to be combined with three parcels to the west, which are zoned residential. Once the land is consolidated, the church plans to add a landscaped, surface parking lot on the two vacant parcels to the west of the church for use by its parishioners. Additionally, the church plans to renovate the vacant four-family building on the corner of Keefe and North 2nd Lane and use it to further its mission and expand service offerings to its parishioners.

A zoning change is necessary for the church site in order to consolidate the zoning of the four parcels into one zoning classification, RT4. Additionally, the change in zoning from LB2 to RT4 will allow the church to be a permitted use rather than a special use, which requires approval by the Board of Zoning Appeals.

On January 27, 2014, a public hearing was held and at that time Darryl Johnson of Riverworks Development Corporation spoke in support of the proposed zoning change. Since the proposed change is consistent with the recommendations of the Northeast Side Comprehensive Area Plan and will permit consolidation of land owned by the church, the City Plan Commission at its regular meeting on January 27, 2014 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Milele Coggs

