

July 13, 2004

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

Dear Committee Members:

Attached is File No. 040214, being a substitute ordinance relating to the change in zoning from Two-Family Residential (RT4) to Local Business (LB2), on land located on the west side of South 4<sup>th</sup> Street and north of West National Avenue, in the 12th Aldermanic District.

This change in zoning would allow for surface parking and authorizes BOZA to consider outdoor storage of dumpster as a special use for an existing sit-down restaurant at the northeast corner of W. National Ave. and S. 5<sup>th</sup> St. A six foot high opaque wood fence to screen and enclose the dumpsters on three sides is already existing.

On Monday, July 12, 2004, the City Plan Commission held a public hearing. At that time, the neighbor to the north voiced her concerns about the smell generated from the dumpsters; especially in the summer and hours of garbage pick up since it is noisy. She also suggested that the pavement be cleaned at least twice a year to remove grease stains and smells. Since this proposed zoning change is consistent with City Plans from the area and is an extension of a zoning boundary line to include a parking lot previously approved by the Board of Zoning Appeals and because the board will have the authority to review and approve with conditions the use of part of the site for dumpster storage, the City Plan Commission at its regular meeting on July 12, 2004 recommended approval of the attached ordinance.

Sincerely,

Martha L. Brown  
Acting Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Witkowiak  
File