

February 9, 2005

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

Dear Committee Members:

Attached are File No. 041295, being a substitute ordinance relating to the change in zoning from Multi-Family Residential (RM4 and RM6) to Two-Family Residential (RT3 and RT4), on land located generally East of North 20<sup>th</sup> Street and South of West State Street, in the 4th Aldermanic District.

This ordinance changes the zoning for existing and vacant residential properties to be consistent with the Near West Side Plan. The Near West Side Area Plan includes an overall residential policy supporting a decrease in the number of studios and one-bedroom apartments in areas with high concentrations. It also promotes single and two-family housing and supports owner occupied residential construction on vacant lots. The amendment would establish residential zoning that permits one and two-bedroom family dwellings in this area of the near west side. The proposed zoning change does not affect current use. For example, an existing apartment building would be grandfathered as a permitted use but future construction and occupancy must comply. This zoning change was initiated by the Department of City Development at the request of Alderman Bauman who is promoting owner-occupancy of single family and duplex housing units.

On Monday, February 7, 2005, the City Plan Commission heard this item. At that time, a few multi-family building owners opposed the zoning change and questioned its effect on their existing properties. The Alderman spoke in favor of the zoning change stating that it will benefit the entire community and their existing buildings would be grandfathered in. Since the substitute ordinance is consistent with the Near West Side Area Plan development, the City Plan Commission recommended that the substitute ordinance be approved.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Bauman  
File