

October 17, 2006

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

Dear Committee Members:

File No. 060733 is a file relating to the change in zoning from Local Business and Multi-Family Residential to Two-Family Residential, on land generally located along West State Street between North 14th Street and North 20th Street, in the 4th Aldermanic District.

This area includes existing housing and limited commercial development, new housing by the Housing Authority of the City of Milwaukee, and student housing for Marquette University. The RT4 zoning district allows for a mixture of housing types, including single-family, 2-family, and small multi-family dwellings of 3 or 4 units, as well as religious institutions. This district allows for minimum lot area of 2,400 square feet, minimum lot width of 24 feet, and maximum height of 48 feet. All existing structures that are not a permitted use in RT4 zoning district can continue to operate and will be legally non-conforming. This ordinance was initiated by the Department of City Development on behalf of the Alderman to reflect the residential character of this corridor.

On October 16, 2006, a public hearing was held and at that time the owner of the law office located at 1426 West State Street requested that his property not be included in the proposed zoning change boundary. It was agreed upon that this property would instead be rezoned from Local Business (LB2) to Residential Office (RO2) to be consistent with the law office located immediately west of the property. Since the proposed changes comply with the Zoning Code and are consistent with the Near West Side Area Plan, the City Plan Commission at its special meeting on October 16, 2006, recommended approval of a proposed substitute file removing the property located at 1426 West State Street from the proposed zoning change boundary and the change in zoning from LB2 to RT4 in the remainder of the boundary.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Bauman