

July 2, 2001

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

Dear Committee Members:

Attached is File No. 010175, being an ordinance relating to the change in zoning from Multi-Family Residence (R/C/40) to Parking (P/D/40) on the northwest corner of South 13th Street and West Rogers Street, in the 12th Aldermanic District.

This rezoning would allow for the construction of a surface parking lot for an existing tavern located kitty corner across the street. A double row of parking with 12 angle spaces is proposed. The landscape plan that has been submitted does not meet the City's landscape and screening requirements. The parking lot would be used to support a nonconforming business that is in a residential zoning district. The parcel of land is 50 feet wide and large enough for residential construction but somewhat narrow for a good parking layout. If the corner property is zoned to a Parking District, it can only be developed for parking.

Previously the Department of City Development did not support this request at the Board of Zoning Appeals. BOZA denied the use variance on March 1, 2001. Staff recommended that this ordinance to change the zoning to a Parking District be placed on file.

A public hearing was held and at that time the owner's attorney was there to speak in support of the proposal and there was no opposition to this zoning change. Since the majority of the Commissioners felt that the adjoining neighbors supported the zoning change, the City Plan Commission at its regular meeting on June 25, 2001 recommended that the attached ordinance be approved.

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Sanchez