

March 25, 2004

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

Dear Committee Members:

Attached is File No. 031449, being a substitute ordinance relating to the change in zoning from Multi-Family Residential (RM2) to Multi-Family Residential (RM4), located on the south side of West Wells Street and , in the 4th Aldermanic District.

This ordinance corrects the zoning map to more accurately reflect the site's context. The RM4 zoning district allows for front setback averaging instead of a larger front setback as required by the more suburban oriented RM2 district. The existing duplexes and single-family home are permitted and conform to this proposed zoning district.

A public hearing was held on March 8, 2004 at which time no one spoke in apposition to the proposed zoning change. Since this proposed zoning change is consistent with the existing context of the area and corrects a mapping error, the City Plan Commission at its regular meeting on March 8, 2004 recommended that this substitute ordinance be approved.

Sincerely,

Patricia S. Algiers
Executive Secretary
City Plan Commission of Milwaukee

cc: File