



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

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October 4, 2017

To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 205

Dear Committee Members:

File No. 170601 relates to the change in zoning from Local Business, LB2, and Two-Family Residential, RT4, to a Detailed Planned Development known as Welford Sanders Lofts for the site located at 2801-2821 North 4th Street, 2834 North 5th Street, and 414 West Hadley Street, on the north side of West Hadley Street, west of North 4th Street, in the 6th Aldermanic District.

This zoning change was requested by Welford Sanders Lofts LLC and will allow all uses within the building to be permitted. Some existing uses require special use approval from the Board of Zoning Appeals under the current zoning. The existing building, known as the Welford Sanders Historic Lofts and Enterprise Center, is undergoing a substantial historic renovation and will contain approximately 60 residential units above commercial space, as well as accessory indoor and outdoor parking. While the current zoning permits residential and commercial uses, some existing uses (such as social service agencies) require special use approval from the Board of Zoning Appeals. This zoning change, which was requested by Welford Sanders Lofts LLC, will allow all uses within the building to be permitted.

On October 2, 2017, a public hearing was held and at that time, nobody spoke in opposition to the proposal. Since the proposed zoning change will permit uses that exist within the building and that are compatible with the mission of the development, and is consistent with the recommendations of the Northeast Side Comprehensive Area Plan, the City Plan Commission recommended at its regular meeting on October 2, 2017 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Coggs

