

March 12, 2004

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

Dear Committee Members:

Attached is File No. 031364, being an ordinance relating to the change in zoning from Industrial Heavy (IH) to Industrial Mixed (IM), located on the East Side of South 1st Street and South of East Florida Street, in the 12th Aldermanic District.

This zoning change would allow occupancy of a portion of an existing 34,340 square foot, 1-story warehouse building for a comedy club as well as other existing commercial/office type uses. The interior of the building will be renovated to provide 104 theater seats, restaurant and banquet areas and ticket office. The main entrance to the comedy club will be located on the south side of the building with a ticket office entrance facing South 1st Street. New glass doors in an aluminum frame system with new fabric awnings and metal frame will be added to define the main entrance and the restaurant. New windows will be added within existing window frames along the west exterior where the ticket office is located. There are 59 existing surface parking spaces and an additional 20 proposed. No freestanding signs are proposed. Type A wall signs are proposed defining 'Comedy Sportz' with a logo. All signs will need to conform to Code requirements. The existing paint store and doggie daycare will remain within this building.

On Monday, March 8, 2004, this ordinance was scheduled for public hearing by the Commission. At that time, no one spoke in opposition to the proposed zoning change. Since this proposed zoning change meets the intent of City plans for the area, the City Plan Commission at its regular meeting on March 8, 2004 recommended approval of the attached ordinance.

Sincerely,

Patricia S. Algiers
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Sanchez