



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

Rocky Marcoux
Commissioner
rmarco@milwaukee.gov

Martha L. Brown
Deputy Commissioner
mbrown@milwaukee.gov

March 13, 2019

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

Dear Committee Members:

File No. 181534 relates to the change in zoning from Industrial-Office, IO2, to Neighborhood Shopping, NS2, for the property located at 2778 South 35th Street, on the east side of South 35th Street, north of West Montana Street, in the 11th Aldermanic District.

This zoning change, requested by D & D Ventures, LLC, would change the zoning from Industrial Office, IO2, to Neighborhood Shopping, NS2, to allow commercial uses within the existing 12000 square foot multi-tenant building on the site. The applicant has owned the building for over 10 years, and the uses within the building have always been commercial and office. Previously, some commercial uses, including a medical office in 2014, have been approved as a Special Use by the Board of Zoning Appeals. The NS2 zoning district would allow these uses as of right. A new tenant, whose use is categorized as personal service, would also have had to go to the Board of Zoning Appeals under the current zoning, but would be permitted under the NS2 zoning district.

On March 11, 2019, a public hearing was held on the proposed zoning change, and nobody spoke in opposition to the proposal. Since the proposed zoning change will allow for commercial uses in the multi-tenant building and the zoning change is consistent with the recommendations of the Southwest Side Area Comprehensive Plan, the City Plan Commission, at its regular meeting on March 11, 2019, recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Borkowski

