

September 11, 2007

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

Dear Committee Members:

File No. 070594 relates to a change in zoning from Residential and Office (RO2) to Local Business (LB2) on land located West of North Farwell Avenue and South of East Windsor Place, in the 3rd Aldermanic District.

This file will allow for the continued use of the site as a special use motor vehicle repair facility. Prior to October of 2002, the site was split-zoned Residential Office and Local Business (L/A/85). This required the existing motor vehicle repair facility to obtain a special use and variance from the Board of Zoning Appeals. When the zoning code was updated in 2002, the entire site was zoned Residential Office, which resulted in the need for a use variance for the motor vehicle repair facility. The proposed zoning change to Local Business (LB2) is consistent with the existing use of the site and would allow for the continued special use of the site for motor vehicle repair.

On September 10, 2007, a public hearing was held and at that time nobody spoke in opposition. Since the proposed change is consistent with the current use of the site and City plans for the area, the City Plan Commission at its regular meeting on September 10, 2007 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Michael D'Amato