



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

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

Dear Committee Members:

File No. 170291 relates to the change in zoning from Industrial Office, IO2, to Two-Family Residential, RT4, for residential development on a portion of 2123 South Lenox Street, located on the west side of South Lenox Street, south of East Bay Street, in the 14th Aldermanic District.

This zoning change was requested by Ryan Konicek and will permit residential development on the site. A Certified Survey Map (CSM) is in process to divide the existing parcel at 2123 South Lenox Street into two lots. The western lot, which will front onto South Aldrich Street, is the subject of this zoning change to RT4 to allow for residential development. The eastern lot, which includes an existing building, will remain zoned IO2. The adjacent residential neighborhood, which is primarily single- and two-family residences, is also zoned RT4. While a specific development plan will not be part of this rezoning file, the applicant (Ryan Konicek) plans to develop five single-family houses on the newly created residential lot via means of a condominium plat. This proposal will also require review and approval by the Board of Zoning Appeals (BOZA) for certain aspects of the plans given the unique nature of this development and the fact that the houses will be developed with a condominium plat rather than on individual residential lots.

Prior to the meeting, staff received a letter from two property owners immediately west of this site. The letter was in objection to the proposed rezoning, stating (among other items) that the houses (including one, 4-story house) were not in scale with the neighborhood, and that the condominium lots that are being created are too narrow for the block. The applicant replied that the fourth story of the one house has been removed, the lots meet the average width for the block, and he continues to work with BOZA and staff on refining the design of the homes to ensure compatibility with the context. On July 17, 2017, a public hearing was held. At that time, Alderman Zielinski spoke in support of the file, stating that he held a neighborhood meeting and there was majority support for the proposal. Since the proposed zoning change will permit development that is consistent with the character of the surrounding neighborhood, the City Plan Commission at its regular meeting on July 17, 2017 recommended approval of the subject file, conditioned on approval of the Certified Survey Map.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Zielinski

