



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

**Rocky Marcoux**  
Commissioner  
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Deputy Commissioner  
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January 22, 2019

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

Dear Committee Members:

File No. 180305 relates to the change in zoning from Multi-Family Residential, RM4, to Industrial-Light, IL2, for part of the property located at 1746-1748 North 5th Street, on the east side of North 5th Street, south of West Vine Street, in the 6th Aldermanic District.

This subject property, zoned RM4, was acquired by the applicant in 2017. The house on the site was in disrepair and has since been razed, and the applicant is requesting that the southeast portion of the site that juts into the property south of the site be rezoned to IL2 and joined with the property to the south at 424 West Walnut Street, also zoned IL2 and owned by the applicant. The zoning change is necessary in order to join the portion of the subject site to 424 West Walnut Street, as mixed zoning on a site is not permitted per the zoning ordinance. A Certified Survey Map (CSM) is currently in process to join the land being rezoned to the site at 424 West Walnut Street.

The balance of the subject site, which will be a more regularly shaped rectangle as the result of the zoning change and land combination, will remain zoned RM4 to allow for future residential development. The additional land added to the industrially zoned site will allow for better circulation and provide additional parking area for tenants of the building on the site.

On January 22, 2019 a public hearing was held and at that time the applicants and owners spoke about the rezoning. They described the arrangement and landscaping of their planned parking, their communication with Ald. Coggs and the neighbors north of Vine Street, and the potential that the remaining residential parcel be developed into housing in the future. Since the rezoning of a portion of the subject property will allow it to be joined to the property to the south, also zoned IL2, and is not inconsistent with the Northeast Area Comprehensive Plan recommendations, the City Plan Commission, at its regular meeting on January 22, 2019, recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Coggs

