

October 20, 2010

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

Dear Committee Members:

File No. 090919 establishes a Development Incentive Zone (DIZ) overlay boundary on land located generally along the east side of South 27th Street between West Howard Avenue and West Loomis Road, in the 13th Aldermanic District.

This file establishes a Development Incentive Zone and approves Exhibit A relating to permitted and prohibited uses and Exhibit B relating to performance standards. The performance standards include principles and standards for building placement (for existing buildings, as well as new buildings, alterations and additions); building design (massing, facades, and building materials); access, circulation and parking (including pedestrian and bicycle accommodations, circulation, and parking areas); site improvements (including amenities, landscaping, fencing and screening, and lighting); and signage. This site is identified as a catalytic project in the Southwest Side Comprehensive Area Plan.

On October 18, 2010, a public hearing was held and at that time nobody spoke in opposition. Since the proposed change is consistent with the recommendations of the Southwest Side Comprehensive Area Plan, the City Plan Commission at its regular meeting on October 18, 2010 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Terry Witkowski