



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

Lafayette L. Crump  
Commissioner

Vanessa L. Koster  
Deputy Commissioner

Ald. Dimitrijevic  
14<sup>th</sup> Ald. District

### CITY PLAN COMMISSION ZONING REPORT

**Ordinance File No.**      [220066](#)

**Location:**                      2013 South Allis Street

**Applicant/  
Owner:**                          Siracusa Properties LLC

**Current  
Zoning:**                          Industrial Light (IL2)

**Proposed  
Zoning:**                          Two-Family Residential (RT4)

**Proposal:**                          This file relates to the change in zoning from Industrial Light, IL2, to Two-Family Residential, RT4, to reflect the existing residential use of the site located at 2013 South Allis Street, on the west side of South Allis Street, south of East Stewart Street, in the 14th Aldermanic District. This zoning change was requested by Siracusa Properties LLC and will reflect the existing residential use of the subject site.

For context, the site previously had a mix of commercial, industrial, and residential uses, with a contractor's office and shop occupying the first floor of the building and a residential unit on the second floor. Sometime between 2006 and 2010, the first floor was converted to a residential unit, which required a use variance from the Board of Zoning Appeals (BOZA) as one- and two-family dwelling units are not permitted in the current zoning district. The BOZA use variance expired in 2020, and to ensure the residential use remains compliant, two options were presented: 1. Request to renew the BOZA variance, or 2. Apply for a zoning change from industrial to residential. The owner/applicant has opted to pursue the zoning change in order to bring the existing residential units into compliance.

The existing residential structure has 2 residential units. The RT4 zoning district allows up to 4 residential lots, but requires 1,200 square feet of lot area per dwelling unit. This site is approximately 3,616 square feet, so the owner would be allowed to have up to 3 residential units on the lot under the RT4 zoning.

**Adjacent Land Use:** The subject site is located on South Allis Street between East Stewart and East Becher Streets. The property directly south is zoned as Two-Family Residential (RT4). The properties across S Allis Street and to the north of E Stewart Street are designated as Industrial Office (IO2). The immediately adjacent property to the north and west is zoned as Industrial Light (IL2) and is currently a parking lot.

**Consistency with Area Plan:** The proposed zoning map change is within the planning area of the Harbor District Water and Land Use Plan, adopted in 2017. The parcel is located within the Grand Trunk sub-district. This sub-district is primarily industrial, with a small pocket of homes located in the southwest corner of the area. This southwest corner of the district has been identified for mixed use (office, retail, and housing). The proposed zoning map change from Industrial Light (IL2), to Two-Family Residential (RT4) is consistent with the Harbor District Water and Land Use Plan.

**Previous City Plan Action:** None.

**Previous Common Council Action:** None.

**Recommendation:** Since the proposed zoning change is consistent with the current use of the site and the recommendations of the Harbor District Water and Land Use Plan, staff suggests that the City Plan Commission recommends approval of the subject file.