



**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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May 5, 2015

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

Dear Committee Members:

File No. 150022 relates to a Minor Modification to the Detailed Planned Development known as Jennings Neighborhood Center to allow a contractor's shop and yard at 2705 North 92nd Street and 9208 West Center Street, on the northwest corner of North 92nd Street and West Center Street, in the 5th Aldermanic District.

This Minor Modification will allow a contractor's shop and yard on a portion of the site. Newby Seasonal Services, categorized as a contractor's shop and contractor's yard, has been located on this site since fall 2014. The owner of the building rented to Newby not realizing this was not a permitted use. These uses are similar to other uses already permitted on the site. The contractor's shop is located in a portion of the rear building. A contractor's yard is defined as an establishment used for the outdoor repair, maintenance or storage of a contractor's vehicles, equipment and materials.

At this site, a contractor's yard is limited to the approximately 40 feet by 30 feet space shown in Exhibit A. Only storage of a contractor's vehicles, equipment and materials is permitted on the site. Repair and maintenance is not permitted, nor is stacking of pallets. All outdoor storage will be maintained in an orderly fashion. The existing perimeter landscaping serves as sufficient screening of vehicles and equipment, and the landscaping must be maintained as shown in the attached photos. Outdoor storage of materials must be enclosed within an accessory structure, such as a tent or shed, also included in Exhibit A. Not more than two trailers, dimensions not to exceed 10 feet by 30 feet, and/or one tent/shed, dimensions not to exceed 20 feet by 40 feet, may be parked within the designated 40 feet by 30 feet area at any given time. No other aspects of the DPD zoning will be changed as the result of this minor modification.

Since the proposed change is consistent with the previously approved Detailed Planned Development, the City Plan Commission at its regular meeting on May 4, 2015 recommended approval of the subject file conditioned on the owner submitting the application.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. James Bohl, Jr.

