



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

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August 18, 2015

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

Dear Committee Members:

File No. 150375 relates to the change in zoning from Residential Office (RO2) to a Detailed Planned Development (DPD) known as 2040 West Wisconsin Avenue, located on the north side of West Wisconsin Avenue, east of North 21st Street, in the 4th Aldermanic District.

This zoning change was requested by C150 2040 West Wisconsin Avenue LLC. There are two existing, mixed-use buildings with a total of 231 units that are utilized as private housing marketed toward university housing, as well as first floor commercial space and accessory parking on the site. Approximately 60 of the 231 units have more than 3 unrelated persons per unit. Residential units with more than 3 unrelated persons are categorized as rooming houses and have received Special Use approval from the Board of Zoning Appeals previously. This zoning change would make rooming house a permitted use, thereby removing the necessity to apply for an additional Special Use in the future. No physical changes to the site, existing buildings or accessory parking are proposed at this time. Additionally, a rooming house license will continue to be required by the Dept. of Neighborhood Services. Allowable uses for the commercial space will continue to follow what is permitted in the RO2 zoning district.

On August 17, 2015, a public hearing was held and at that time, nobody spoke in opposition. Since the proposed change is consistent with the current use of the site, the City Plan Commission at its regular meeting on August 17, 2015 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Robert Bauman

