

November 11, 2008

To the Honorable Common Council
Zoning, Neighborhoods and Development Committee
City of Milwaukee

Dear Committee Members:

File No. 080613 relates to the change in zoning from Industrial Light (IL2) to Local Business (LB2) for the property located at 3950 North Holton Street on land located South of East Capitol Drive and East of North Holton Street, in the 6th Aldermanic District.

This zoning change was proposed by 525 Properties LTD and will allow for the development of the site for retail use of the existing building or for the construction of new retail structures on the site.

This file was previously scheduled for a public hearing at the October 13, 2008 City Plan Commission meeting; however, the file was held and no public testimony was taken. DCD received a few letters from area residents, who expressed their concern about a tentative building plan and layout. The residents have been in contact with the owner/applicant, who has pledged to not pursue a new building plan or layout until there is a commitment on the part of users for a minimum of 50% of the space. Further, the owner/applicant has agreed to work with the residents on a site layout and design before submitting plans for permits.

On November 10, 2008, a public hearing was held and at that time the applicant, Mr. Lloyd Levin indicated that he was withdrawing his application for the zoning change. Therefore, the City Plan Commission at its regular meeting on November 10, 2008 recommended that the subject file be placed on file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Milele Coggs