



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

**Rocky Marcoux**  
Commissioner  
marco@milwaukee.gov

**Martha L. Brown**  
Deputy Commissioner  
mbrown@milwaukee.gov

January 25, 2017

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

Dear Committee Members:

File No. 161161 relates to the change in zoning from Industrial Light to Industrial Office for the property located at 352-354 East Stewart Street, on the northeast corner of East Stewart Street and South Hilbert Street, in the 14th Aldermanic District.

This zoning change was requested by 352 LLC, and will allow the property to be joined to a portion of 356 East Stewart Street, which is zoned IO2. The restaurant wishes to construct an outdoor seating/patio area to the east of the building on the adjacent parcel. However, the adjacent parcel is zoned Industrial Office (IO2). Because parcels with different zoning classifications cannot be combined, 352 LLC is seeking to rezone the subject parcel from Industrial Light (IL2) to IO2 to consolidate the zoning and allow the parcel to be joined to a portion of 356 East Stewart Street. A restaurant is a limited use in both the IL2 and IO2 zoning districts, and it received a special use from the Board of Zoning Appeals (BOZA) on December 10, 2015 to operate as such. This zoning change to IO2 would not affect BOZA's approval of the restaurant.

On January 23, 2017, a public hearing was held. At that time, nobody spoke in opposition to the proposed zoning change. Since the proposed zoning change allows the zoning to be consolidated to permit an outdoor space for the restaurant, and is consistent with the Southeast Side Plan Comprehensive Area Plan, the City Plan Commission at its regular meeting on January 23, 2017 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

CC: Ald. Zielinski

