



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

Rocky Marcoux
Commissioner
rmarco@milwaukee.gov

Martha L. Brown
Deputy Commissioner
mbrown@milwaukee.gov

April 11, 2017

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

Dear Committee Members:

File No. 161586 relates to the change in zoning from Two-Family Residential, RT3, to Multi-Family Residential, RM1, to permit a three-family residence at 227 North 75th Street, located on the west side of North 75th Street, south of West Bluemound Road, in the 10th Aldermanic District.

This zoning change was requested by 76th Street Properties LLC and will allow a three-family residence to be constructed on the site. A two-family residence would be allowed as of right on this site under the current, RT3, zoning and lot configuration. However, the site, which consists of two single lots joined together, could be separated and would have enough lot area to construct two 2-family residences on each lot for a total of 4 units under the current zoning as well. Under the proposed RM1 zoning, a maximum of 3 units may be constructed based on the lot area (7,200 sq ft) and the density requirement of 2,400 sq ft of lot area per dwelling unit. The building will be constructed in conformance with the RM1 zoning standards. Since this is a regular rezoning request, specific development plans are not part of the zoning change file.

RM1 zoning is to the north and east of this site, and Local Business, LB2, zoning is to the west, across the alley. From this point south, the zoning is RT3 along 75th Street. The housing mix ranges from 4-family residences to the north and east on the RM1-zoned sites, and one- and two-family residences to the south on the RT3-zoned lots. This proposed 3-family residence is appropriate as the neighborhood transitions from 4- to one- and two-family residences.

On April 10, 2017, a public hearing was held. At that time, nobody spoke in opposition to the file. Prior to the meeting, staff received a phone call from the neighbor immediately south of the site, who requested clarification of setbacks that would be required under the RM1 zoning. The south setback under RM1 zoning is a minimum of 6 feet, whereas the current, RT3, minimum south setback is 3.5 feet. Since the proposed zoning change is consistent with existing uses on the affected sites, and is consistent with the West Side Comprehensive Area Plan, the City Plan Commission at its regular meeting on April 10, 2017 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Murphy

