



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

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June 11, 2019

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

Dear Committee Members:

File No. 190158 relates to the change in zoning from Industrial Light, IL1, to Local Business, LB1, for the properties located at 5548 North 99th Street and 9816 32 West Potomac Avenue, on the north side of West Sheridan Avenue, north of West Potomac Avenue, in the 5th Aldermanic District.

This zoning change was requested by Luis Barbosa (architect) on behalf of the owner, Upesh Shah, and will allow the two vacant sites to be combined with 9717 West Appleton Avenue, zoned LB1, for construction of a new motel. While specific development plans are not part of this rezoning file, the new motel would replace the 12-room existing one, and would have approximately 40 rooms as well as surface parking for the motel guests. The motel would be required to follow the standards of the LB1 zoning or seek approval from the Board of Zoning Appeals should any standards not be able to be met.

On June 10, 2019 a public hearing was held on the subject file and representatives from the development team spoke about the proposed rezoning and plan for the future motel. Commissioner Gould said that she would hope that they would maintain a green buffer on the south-west side of the site. A neighbor to the south then spoke and said that while he understood that their interest in developing the two "land-locked" parcels, he had concerns over the state of the current motel, citing issues with maintenance and security. Barbosa and Shah said they didn't foresee any problems and would work with the neighbors to appease any concerns. Since the proposed zoning change will allow the subject sites to be combined with the property at 9717 W. Appleton Avenue for construction of a new motel and is consistent with the recommendations of the Northwest Side Plan, the City Plan Commission, at its regular meeting on June 10, 2019, recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Dodd

