



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

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

Dear Committee Members:

File No. 181075 relates to the change in zoning from Institutional (TL) to Parks (PK), of lands located south of West Hampton Avenue and east of North Port Washington Road, in Estabrook Park, in the 6th Aldermanic District.

This zoning change, requested by Milwaukee County, seeks to complete the process undertaken to remove the Estabrook Dam on the Milwaukee River in Estabrook Park. In 2008, the Wisconsin Department of Natural Resources (WDNR) ordered that the Estabrook Dam be shut down due to major structural issues and the accumulation of industrial pollutants near the dam. In 2016, the City of Milwaukee, Milwaukee County Executive, and Milwaukee Metropolitan Sewerage District (MMSD) proposed to remove the Estabrook Dam, which had not been in operation since 2008. To facilitate the removal of the dam, a portion of Estabrook Park (which included the dam) was rezoned to TL, and that portion of the park was temporarily transferred to MMSD, who paid for the removal of the dam via grants it secured. Once the dam was removed, the intent was to transfer the land back to Milwaukee County and rezone that portion of Estabrook Park back to PK. The removal of the dam is now completed and the land has been transferred back to Milwaukee County, and as such, the County is requesting for the land to be rezoned to PK.

On December 3, 2018, a public hearing was held, and representatives from Milwaukee County Parks were in attendance and supportive of the file. Additionally, Alderman Kovac spoke in support of the file, stating that the intent had been to rezone the property back to PK once the dam was removed. Since the proposed zoning change to PK was contemplated at the time the land was originally rezoned to TL in 2016, and was part of the master plan to remove the Estabrook Dam, the City Plan Commission at its regular meeting on December 3, 2018 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Cogs

