



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. 160919 relates to a change in zoning from Detailed Planned Development (DPD) known as Walton's Calumet Square to Industrial Light (IL1) for the property located at 7701 West Calumet Road, on the south side of West Calumet Road, west of North 76th Street, in the 9th Aldermanic District.

This zoning change was requested by General Capital Group, and would allow industrial uses on the site, which is a former Sam's Club. The previous occupant relocated to its new facility at North 124th Street and West Bradley Road, which opened in August of this year.

This site was rezoned from single-family residential to DPD in 1990 to permit a Sam's Club, which remained in operation at this site until early fall of this year. Given the store's relocation to its new facility, Wal-Mart Corporation has placed the current facility for sale. The applicant, General Capital Group, is interested in purchasing the parcel and reusing the site for industrial purposes. All operations on the site would be required to adhere to the Industrial-Light (IL1) zoning standards, including residential buffers.

On December 05, 2016, a public hearing was held. At that time, nobody spoke in opposition to the file. Since the proposed zoning change allows reuse of the site for industrial purposes and is consistent with the Northwest Side Comprehensive Area Plan, the City Plan Commission at its regular meeting on December 05, 2016 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Lewis

