

December 12, 2011

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

Dear Committee Members:

File No. 090353 relates to the establishment of a Development Incentive Zone (DIZ) known as Reed Street Yards, on land located generally West of South 3rd Street and South of the Menomonee Canal , in the 12th Aldermanic District.

This file establishes a Development Incentive Zone and approves Exhibit A relating to permitted and prohibited uses and Exhibit B relating to performance standards. In addition to the Industrial Mixed base zoning, this overlay will promote the redevelopment of the Reed Street Yards as a business park focused on water based technology. The design standards will promote South Menomonee Canal as a focal point of the redevelopment area by creating public access along the water's edge that includes pedestrian and bicycle linkages to the canal. Further, the design standards promote the use of stormwater and green infrastructure techniques.

On December 12, 2011, a public hearing was held, and at that time nobody spoke in opposition. Since the proposed Development Incentive Zone is consistent with the recommendations of the Menomonee Valley Area Plan and the Near South Side Area Plan, the City Plan Commission at its regular meeting on December 12, 2011 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Jim Witkowiak