



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

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July 17, 2018

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

Dear Committee Members:

File No. 180439 relates to the change in zoning from Regional Business, RB1, to Industrial Light, IL1, for the property located at 8501 West Brown Deer Road, on the south side of West Brown Deer Road, west of North 76th Street, in the 9th Aldermanic District.

This zoning change was requested by Alliance Development Corporation for light manufacturing, warehousing, fulfillment and packaging, and offices uses on the site. Previously, a Target retail store occupied the 118,500 square foot building at 8501 West Brown Deer Road until it closed in January 2016. Subsequently, there was a proposal to change the zoning of this site to IL1 in May 2017, but that applicant withdrew their application. A new applicant, Alliance Development Corporation, recently entered into an option to purchase with Target Corporation for the potential acquisition of the site. Alliance intends to convert the existing Target building and site, and lease it to an industrial company. A component of the prospective tenant's operations includes heavy motor vehicle parking, which will require special use approval by the Board of Zoning Appeals.

On July 16, 2018, a public hearing was held. At that time, nobody spoke in opposition to the proposal. Since the proposed amendment is consistent with the recommendations of the Northwest Side Comprehensive Area Plan and Granville Strategic Action Plan, the City Plan Commission at its regular meeting on July 16, 2018 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Lewis

