

C. NO. 25
FILE NUMBER 240199
OFFICIAL NOTICE

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Office of the City Clerk

Notice is hereby given that an ordinance that was introduced at the May 21, 2024 meeting of the Milwaukee Common Council, the essence of which is as follows:

A substitute ordinance amending land use recommendations in the Menomonee Valley Area Comprehensive Plan Update, part of Milwaukee's Overall Comprehensive Plan, for a portion of the St. Paul Corridor in the 4th Aldermanic District.

Whereas, On June 2, 2015, the Common Council of the City of Milwaukee ("Common Council") approved File No. 150029 that adopted the Menomonee Valley Area Comprehensive Plan Update ("MVP 2.0") as an element of the Comprehensive Plan of the City of Milwaukee; and

Whereas, The creation of the MVP 2.0 involved extensive public outreach, input and cooperation with the public and neighborhood stakeholders following the public engagement process created for the development of the City's fourteen area plans; and

Whereas, The MVP 2.0 establishes a vision for the Valley as "a thriving, modern industrial district located in the heart of Milwaukee. With a combination of legacy and new generation manufacturers, the Valley is a model urban manufacturing center providing accessible employment opportunities to surrounding neighborhood residents. With its mix of urban industrial design, prominent location, and labor force accessibility, the Menomonee Valley is a completely built out, job dense industrial hub for the southeast Wisconsin region" (page 35); and

Whereas, The MVP 2.0 presents the following vision for residential uses: "the Valley retains its historic and current manufacturing dominated uses attracted by the absence of residential uses that would otherwise clash with the day to day industrial operations of these businesses. Residential uses are welcome in appropriate in many areas adjacent to the Valley planning area" (page 45); and

Whereas, The MVP 2.0 details opportunities and recommendations for each district and corridor in the Menomonee Valley, including the following for the St. Paul Avenue corridor, "[r]ezone...to accommodate light industrial uses not otherwise permitted in the current IH classification" and "[r]esidential uses are not recommended in the St. Paul corridor" (page 59); and

Whereas, Certain older industrial buildings along the St. Paul Corridor may be challenging to repurpose for modern manufacturing and office uses; and Whereas, Permitting residential uses on upper stories may serve to repurpose and prevent demolition of these older industrial buildings that are not viable for other uses; and

Whereas, On December 13, 2016, the Common Council adopted File No. 161076, which approved an amended Update and Amendment Procedure for Comprehensive Planning governing the process for making amendments to the Comprehensive Plan; and

Whereas, That procedure set forth a process whereby interested parties including the local Common Council member may request consideration of a Minor Amendment to modify an Area Plan when that modification impacts an area generally smaller than a "district" or "corridor" within the Plan; and

Whereas, Pursuant to the update and amendment procedure for comprehensive planning adopted by Common Council File No. 161076, now, therefore, be it

Resolved, That the Common Council of the City of Milwaukee approves amending the MVP 2.0 to update certain land use recommendations relating to that portion of the West St. Paul Corridor bounded by North 16th Street to the west, I-94 to the north, the Canadian Pacific Kansas City railroad tracks to the south, and North 6th Street on the east; and, be it

Further Resolved, That the amended MVP 2.0 shall include as

an appendix a text reference that states the following:

"The recommendations related to the St. Paul Corridor within the MVP 2.0 have been modified by the adoption of Common Council File No. 240199. Notwithstanding other land use recommendations contained elsewhere within the plan, for properties along St. Paul Avenue bounded by 16th Street to the west, I-94 to the north, the Canadian Pacific Kansas City railroad tracks to the south, and 6th Street on the east, if there are existing former industrial buildings that are no longer feasible for industrial, office or other commercial uses, the land uses for those buildings should be permitted to transition to residential uses if such a transition is required to preserve the structures."

; and, be it

Further Resolved, That this amendment should serve as a supplement to provide further guidance and serve as the basis for decision-making by the Common Council in its consideration of matters related to these properties.

Notice is hereby further given that the foregoing matter will be given a public hearing by the Committee on Zoning, Neighborhoods and Development in Room 301-B, City Hall, 200 East Wells Street, Milwaukee, Wisconsin, on Tuesday, November 19, 2024, at 9:00 A.M., pursuant to the provision of Sub-Section (7)(d) of Section 62.23 of the Revised Statutes of the State of Wisconsin. Those wishing to view the proceedings are able to do so via the City Channel-Channel 25 on Spectrum Cable or on the internet at <http://city.milwaukee.gov/citychannel>.

The full text of the proposed amendment will be available for viewing in the subject Common Council File and the draft plan is also posted on the website <https://city.milwaukee.gov/DCD/Planning/PlansStudies/AreaPlans/MenomoneeValley>. Questions or comments about the amendment should be directed to Monica Wauck Smith, City of Milwaukee - Department of City Development; 809 North Broadway, Milwaukee, WI or via email to mwauck@milwaukee.gov. Written comments should be submitted no later than November 12, 2024.

Those wishing to provide oral testimony will be asked to do so in-person, by phone, or internet. Those wishing to provide oral testimony by phone or internet are asked to contact the staff assistant, Chris Lee, cleo@milwaukee.gov (414) 286-2232 for necessary information. Please make such requests no later than one business day prior to the start of the meeting. Alternatively, those wishing to provide testimony relating to this matter can do so in writing by mail to Office of the Common Council - City Clerk, 200 E. Wells St., Room 205, Milwaukee, WI, 53202; or by e-mailing the staff assistant of this committee at the address listed above.

PLEASE NOTE: a) Members of the Common Council, and members of its Standing Committees who are not members of either Committee, may attend this meeting to participate or to gather information. Therefore, notice is given that either meeting may constitute a meeting of the Common Council or any of its Standing Committees, and must be noticed as such, although they will not take any formal action at this meeting.

b) If you have difficulty with the English language, you may bring an interpreter with you, at your own expense, so that you can answer questions and participate in the hearing

c) Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language, interpreters or other auxiliary aids. For additional information or to request this service, contact the Council Services Division ADA Coordinator at 286-2998, (FAX) 286-3456, (TDD) 286-2025 or by writing to the ADA Coordinator at Room 205, City Hall, 200 E. Wells Street, Milwaukee, WI 53202.

d) Limited parking for persons attending meetings in City Hall is available at reduced rates (5 hour limit) at the Milwaukee Center on the southwest corner of East Kilbourn and North Water Street.

Parking tickets must be validated in Room 205, (City Clerk's Office) or the first floor Information Booth in City Hall.

e) This meeting will be web-cast live at www.milwaukee.gov/channel25.

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