

October 17, 2006

To the Honorable Common Council
Zoning, Neighborhoods and Development Committee
City of Milwaukee

Dear Committee Members:

File No. 060613 is a file relating to the change in zoning from Industrial Heavy (IH) to Industrial Mixed (IM), on land located on the North Side of West Pierce Street and West of South Cesar Chavez Drive, in the 8th Aldermanic District.

Sun Starr Real Estate submitted a zoning code application for the property located at 1740 West Pierce Street. The Department of City Development expanded the zoning change area to include additional properties that are no longer heavy industrial. Sun Starr Real Estate is proposing development of the site for commercial and residential uses, including affordable apartments for seniors. This file will permit additional uses, including light industrial, residential, commercial, office and retail.

On October 16, 2006, a public hearing was held and at that time two people spoke in support of the zoning change and Miller Compressing spoke against the proposed zoning change, specifically the parcels located north of West Reynolds Street. Miller Compression has an option to purchase the property located on the north side of West Reynolds Street, and their potential development plans for outdoor storage would be a special use instead of a permitted use in Industrial Mixed (IM) zoning district. Since the proposed change complies with City plans for the area, the City Plan Commission at its special meeting on October 16, 2006, recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Donovan