



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

**Lafayette L. Crump**  
Commissioner

**Vanessa L. Koster**  
Deputy Commissioner

December 5, 2022

To the Honorable Members of the  
Zoning, Neighborhoods, and Development Committee  
City of Milwaukee  
City Hall, Room 301-B

Dear Committee Members:

File number 220876 relates to the change in zoning from Industrial Heavy, IH, to Industrial Commercial, IC, to allow a broader mix of uses on the property located at 212 East Mineral Street, on the north side of East Mineral Street, east of South Barclay Street, in the 12th Aldermanic District.

The applicant intends to purchase the property from the current owner and redevelop the existing building into multiple tenant spaces for uses that could include co-working space, maker space, and a taproom with community gathering space. A surface parking lot adjacent to the building will provide on-site parking for the occupants. Any proposed uses not allowed under the IC zoning district would require Board of Zoning Appeals approval.

The City Plan Commission held a public hearing for this item at its regular meeting on December 5, 2022. At the time, the executive director of Harbor District, Inc. spoke in support of the file. Since the zoning change will allow a wider mix of uses within the existing building, and the proposal is consistent with the comprehensive plan, the City Plan Commission recommended approval of the subject file on December 5, 2022.

Sincerely,

 for

Lafayette L. Crump  
Executive Secretary  
City Plan Commission of Milwaukee

Cc: Ald. Perez

