

September 1, 2004

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

Dear Committee Members:

Attached is File No. 040328, being a substitute ordinance 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 east of South 16<sup>th</sup> Street, in the 12th Aldermanic District.

This zoning change will allow for additional uses such as artist studios in existing buildings located at 1512-1528 West Pierce Street. The applicant is having difficulty leasing to heavy manufacturing companies and would be able to better utilize the building if a broader range of uses were permitted. The first floor of the building is currently occupied by the Milwaukee Achiever Program for adult training through a variance that expires in 2009. There is also some wood working tenants and storage in the building.

This parcel of land is located within the Land Use Plan for the Menomonee Valley, but is not specifically designated with recommendations for future land uses nor as a potential development site. In general though, the plan calls for revitalization of the Valley area as an urban industrial and mixed use district providing for a wide range of uses.

On Monday, August 9, 2004, the City Plan Commission held a public hearing. At that time, one neighbor raised concerns about parking if additional tenants occupied the space. The owner of the building explained that there is an adjacent surface parking lot that is currently underutilized that would be used. Since this proposed rezoning is consistent with City plans for the area and the Menomonee Valley Plan, the City Plan Commission at its regular meeting on August 9, 2004 recommended approval of the attached substitute ordinance.

Sincerely,

Martha L. Brown  
Acting Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Witkowiak