



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

July 12, 2021

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

Dear Committee Members:

File No. 210167 relates to the change in zoning from Industrial Light, IL2, to Downtown-Mixed Activity, C9G, to allow a wider mix of uses for the property located at 1311 North 6th Street, on the north side of West McKinley Avenue, west of North 6th Street, in the 6th Aldermanic District.

This zoning change was requested by McKinley Avenue, LLC (The Druml Company) and will allow a wider mix of uses at the subject site. The property consists of two buildings, one fronting on North 7th Street and the other on North 6th Street. The western building is one story at the street level but two stories as the grade steps down mid-block. The tenant in the first floor (1311 N. 6th St.) is MATC's Health Education Center (HEC). The second floor (1300 N. 7th St.) has one tenant, Catapult Learning, and about 15,000 square feet of space available for lease. The applicant is requesting the zoning change for a greater flexibility of uses "given the interest shown in the area." They cite the area's transition from industrial and warehousing to offices, services, retail and entertainment.

The City Plan Commission held a public hearing regarding this item at its regularly scheduled July 12, 2021 meeting, and no members of the public attended to comment on the proposed zoning change. Since the proposed zoning change will allow a wider mix of uses on the site that are reflective of other uses in the area and is consistent with the recommendations of the Downtown Area Plan, the City Plan Commission at its regular meeting on July 12, 2021 recommended approval of the subject file.

Sincerely,

for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Coggs

