

MEETING
ON
JUNE 5, 2012
BEFORE
ZONING, NEIGHBORHOODS AND DEVELOPMENT COMMITTEE

1. **Request.** Rezone the property at 1236 West Pierce Street from “Industrial—Heavy” to “Industrial—Mixed” to permit more uses for the buildings located on the property.
2. **Reasons for Allowing Zoning Change:**
 - Owner has made a considerable investment in the property to improve its condition, inside and out
 - Present zoning of “Industrial Heavy” is obsolete for this building. Heavy industrial tenants do not lease multi-storied buildings
 - Industrial—Mixed is consistent with the Near South Side Comprehensive Plan
3. **Property Description.** The property is very large—it has 7 buildings dating back to the 1870’s and occupies 6 city lots. Without restoration and investment by 1236, this property would be a huge eyesore on Pierce Street.
4. **Property Condition at Purchase.** 1236 purchased the Property in 2000 as an investment in the City of Milwaukee. While other developers were purchasing properties in the Third Ward and Fifth Ward, 1236 felt a difference could be made in this neighborhood. The previous owner had replaced 250 windows and some doors with cinderblocks. The buildings were decorated with years of gang graffiti and contained decades of rubbish.



The electrical and plumbing fixtures were minimally functional on the Property. Even with the power turned on, it was necessary to use flashlights to get through the buildings.



5. Property Condition Since Purchase; Owner’s Significant Investment. 1236 has spent over \$300,000 to improve the Property since 2000 (all self-funded without any grants or governmental assistance). Some of these improvements include:

<p>Safety:</p> <ul style="list-style-type: none"> ○ Upgrade sprinkler system ○ Install voice annunciation system, monitor screens & fire alarms on stair landings ○ Install fire-rated doors ○ ADT security system with 16 cameras 	<p>Structural:</p> <ul style="list-style-type: none"> ○ Install commercial staircases ○ Remove cinderblocks in 250 windows and replace with new custom windows ○ Remove cinderblocks in entrances and replace with energy-efficient doors
<p>Systems:</p> <ul style="list-style-type: none"> ○ Install new 12-inch water service ○ Install new HVAC, electrical service, cable & 100-phone line panel ○ In-floor heating on 1st floor ○ Install ADA-compliant bathrooms 	<p>Building:</p> <ul style="list-style-type: none"> ○ Masonry repair ○ Roof replacement ○ Environmental remediation ○ Plant trees, flowers and grass ○ Rebuild interior for tenants

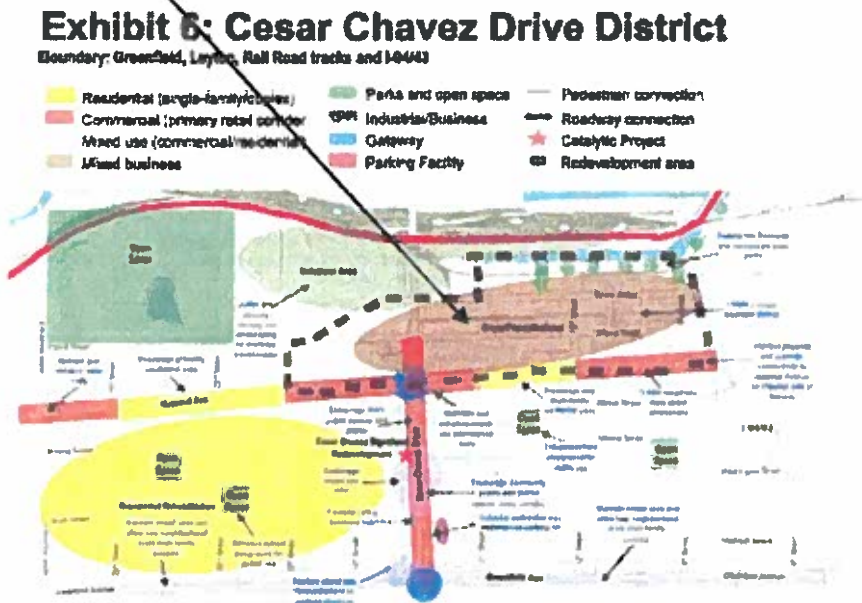
These improvements have dramatically changed the appearance of the Property from a blighted eyesore to something aesthetically pleasing in the neighborhood:



6. Rezoning Consistent With Other Neighborhood Buildings. A number of other buildings in the neighborhood have been rezoned to “Industrial—Mixed”:

- Garden Fresh Foods, 726 South 12th Street (across the street)
- Former Milwaukee Paper Box Co., 1560 West Pierce Street (3 blocks west)
- Sunlite building, 1506 West Pierce Street (2-3 blocks west)

In addition, the Industrial—Mixed use is consistent with the Near South Side Comprehensive Plan:



7. Neighborhood Support. 1236's rezoning request is supported by:
- Coakley (property 4 blocks west of building)
 - Vineyard Christian Fellowship (11th & National)
 - Michael Morales, Strategic Planner
 - Latino Community Center (807 South 14th Street)
 - Rocky Marcoux, Executive Secretary, City Plan Commission of Milwaukee
8. Concerns. 1236 is aware of the following concerns made by neighbors:
- Taxes
 - Safety
 - Parking
 - Traffic