

April 20, 2009

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

Dear Committee Members:

File No. 081628 relates to a change in zoning from Industrial Heavy (IH) and Two-Family Residential (RT4) to Industrial Mixed (IM) on land located north of West Lisbon Avenue between North 30th Street and North 31st Street, in the 15th Aldermanic District.

This zoning change is initiated by the Department of City Development to better accommodate existing uses and future uses of land within this portion of the 30th Street Industrial Corridor. The proposed Industrial Mixed zoning is consistent with the recommendations of the Fond Du Lac & North Area Plan and the Washington Park Area Plan. Only one parcel within the zoning change parcel is currently zoned RT4, and it has an existing industrial use on it. The overall zoning in the Corridor will remain industrial in nature to accommodate existing businesses and maintain the area as an employment center. However, the Corridor boundaries encompass a number of diverse neighborhoods that vary dramatically in land use and character. This particular segment of the Corridor is interspersed with commercial, residential, and industrial uses. Future investment and development in this area will likely not be heavy manufacturing and oriented more toward small business or residential. This zoning change will accommodate new investment and offer flexibility for the future.

On April 20, 2009, a public hearing was held and at that time one person spoke in support of the zoning change, and one person expressed concern over property taxes. Since the proposed change complies with the Zoning Code and City plans for the area, the City Plan Commission at its regular meeting on April 20, 2009 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Willie Hines