



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

Rocky Marcoux
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March 12, 2020

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

Dear Committee Members:

File No. 191669 relates to the change in zoning from Industrial Heavy, IH, to Industrial Commercial, IC, for the property located at 123-133 East Walker Street, on the south side of East Walker Street, west of South Barclay Street, in the 12th Aldermanic District.

This zoning change, requested by Republic Holdings, LLC, would changing the zoning of the subject site from Industrial Heavy (IH) to Industrial Commercial (IC) to facilitate the conversion of the existing building into an office for Wantable, Inc. Wantable is an online clothes retailer currently located within a building at 112 East Mineral Street, just southwest of the subject site.

At its current location, Wantable is classified as an indoor wholesale and distribution facility. Wantable is planning to expand its operations and add office space as well as additional amenities for its employees, including a possible café and event space. A General Office use is a limited use in IH districts, but an approved use in IC districts. The general office definition allows accessory uses such as coffee bars, conference and meeting spaces that may be occasionally used by outside groups.

A second phase is also under consideration which would include the development of the building's rooftop with a watchman's quarters, a patio and office space. Per the applicant, the move and renovations would allow them to grow the size of their firm from 80 employees to 200.

On March 9, 2020, a public hearing was held and at that time representatives from Wantable, Inc. spoke about their plans for the new building, including a potential 2,000-2700 sq. ft. café space. The Harbor District Inc also attended and registered their support for the project.

Since the proposed zoning change is consistent with the Water and Land Use Comprehensive Plan and the Equitable Growth Through Transit Oriented Development plan, the City Plan Commission at its regular meeting on March 9, 2020 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Perez

