



**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

**Ald. Moore**  
**10th Ald. District**

**CITY PLAN COMMISSION**  
**ZONING REPORT**

**File No:** [241463](#)

**Location:** 201 S. Hawley Ct.; on the west side of South Hawley Court, south of I-94.

**Applicant/Owner:** Hawley Court, LLC

**Current Zoning:** Local Business ([LB1](#))

**Proposed Zoning:** Industrial Office ([IO2](#))

**Proposal:** This site was previously owned and utilized by the Hunger Task Force, which moved to a different location and sold the subject property to Hawley Court LLC in 2022. The new owner is requesting a change in zoning to IO2 to allow a wider mix of industrial uses within the existing 26,000 square foot building, including but not limited to wholesale and distribution.

**Adjacent Land Use:** Interstate 94 is to the north of the site, the Spring Hill Cemetery is to the east, single-family residences (zoned RT3) and a commercial property are to the west and south across South Hawley Road.

**Consistency with Area Plan:** This site is located in the West Side Area Plan, which was approved in 2009. The West Side Plan recommends preserving industrial land, and while the site is not zoned industrial, it has been used continuously for distribution, warehousing, and office uses. In 2021, the City adopted the Industrial Land Analysis as an amendment to the Citywide Policy Plan. While the subject property was not specifically analyzed in the Industrial Land Analysis, its proximity to the interstate and building form, make it an ideal site for industrial uses such as warehousing and distribution. The proposed rezoning from LB1 to IO2 is compatible with surrounding uses and zoning, and is consistent with the building form and historic uses on the property. Therefore, the proposal to rezone the property from LB1 to IO2 meets the recommendations of the Industrial Land Analysis and West Side Area Plan.

**Previous City  
Plan Action:** None.

**Previous Common  
Council Action:** None.

**Recommendation:** Since this proposed zoning change to IO2 will allow uses within the existing building consistent with prior usage of the site including warehousing and distribution, and the IO2 zoning designation is not in conflict with the West Side Plan and Industrial Land Analysis, staff recommends approval of the subject file.