

March 21, 2012

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

Dear Committee Members:

File No. 111424 relates to the change in zoning from Industrial Office (IO2) to Industrial Heavy (IH), for business expansion, on lands located on the south side of West Kinzie Street, west of North Teutonia Avenue, in the 1st Aldermanic District.

This zoning change was requested by Teutonia Avenue Property Holding, LLC, and will facilitate the sale of 5435 North Teutonia Avenue to an adjacent property owner, Novozymes, to accommodate their future expansion needs. The site that Novozymes currently occupies, 3101 West Custer Avenue, is also zoned IH.

Novozymes intends to clear the existing buildings and fences from 5435 North Teutonia Avenue to provide space for employee parking and trucking access in the short term. Long term plans may include the construction of additional manufacturing and/or office space.

On March 19, 2012, a public hearing was held and at that time nobody spoke in opposition. Since the proposed zoning change is consistent with the recommendations of the Near North Side Comprehensive Area Plan and is compatible with the surrounding neighborhood, the City Plan Commission at its regular meeting on March 19, 2012 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Ashanti Hamilton