

December 6, 2010

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

Dear Committee Members:

File No. 100875 relates to the change in zoning from Industrial Light to a General Planned Development, for a community center, on lands located on the north side of West Florist Avenue and west of North 64th Street, in the 2nd Aldermanic District.

This zoning change will allow for the use of the existing vacant 8-acre parcel for a proposed future community center-type development. This facility would be a building or group of buildings operated by a public or non-profit group or agency and used for recreational, social, educational or cultural activities, and it may include a health clinic or social service facility that is ancillary to the principal recreational, social, educational, or cultural use of the premises. There would be facilities on the site that support and compliment the principal use, such as equipment or storage buildings, a gazebo, recreation equipment, or educational and cultural exhibits.

The building(s) would have a maximum gross square footage of 100,000 square feet, with a maximum of two stories and a maximum height of 60 feet. Specific information on the building(s) will be provided in the subsequent Detailed Plan Development (DPD) for the property. To be consistent with the properties to the west, the building(s) will not be set back farther than 130 feet, and there will be no parking between the front setback and the building.

While the future user of the site is yet unknown and there is currently no specific proposal for the site, general design standards were included in the narrative to ensure that the future development will be constructed with high quality building materials and will respect the urban fabric of Milwaukee.

On December 6, 2010, a public hearing was held and at that time, the property owner of industrial land to the north of the site spoke in opposition of the file, stating that the land should remain industrial in order to be compatible with the land to the north. Some commissioners agreed that the land should remain industrially zoned for the possibility of future job-producing, manufacturing development, while others acknowledged that the land has been vacant for many years, and no viable industrial users have expressed interest in this site so far. Since the majority of the commissioners felt that the land should be retained as industrial, the City Plan Commission at its regular meeting on December 6, 2010 recommended opposition of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Joe Davis