

January 27, 2004

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

Dear Committee Members:

Attached is File No. 031252, being a substitute ordinance relating to the change in zoning from Industrial Light (IL1) to Multi-Family Residential (RM3), located on the north side of West Florist Avenue and East of North 73rd Street, in the 2nd Aldermanic District.

The original request was to rezone a 14.9 acre site generally located in the middle of the church's 28-acre ownership to allow for the construction of a religious and educational complex. A Certified Survey Map is being processed to subdivide the site into 2 parcels. The church would have seating for 2500 parishioners and 353 parking spaces. The church would include a sanctuary and a multi-purpose area with recreation space, classrooms and offices. It is also anticipated that a school would be constructed in the future. Approximately 9.3 acres of industrially zoned land would remain available for industrial development.

Previously in May 1993 and in March 2000, the Common Council placed on file requests to change the zoning from Industrial to Residential since the proposed rezoning was contrary to the City's Comprehensive Plan. Recently the owner has agreed to revise the subdivision of the property and shift the church and school complex to the westerly portion of the site. This would result in 16 acres of land reserved for industrial development, a 10 acre site zoned residential for the church complex and a 2 acre parcel zoned industrial but retained by the church for possible future use.

On Monday, January 26, 2004, the City Plan Commission held a public hearing. At that time, several people attended the meeting supporting the proposed rezoning. One abutting industrial property owner spoke in opposition to the proposed change citing that he felt the church and school would complain about the noise his business generates. Staff explained that the existing industrial businesses would be allowed to continue operating as permitted by zoning code requirements.

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Because of the changes made to the original zoning request, staff believes that the amended zoning change is consistent with the intent of "A Plan for Milwaukee's Northwest Side, 1987-1992". This belief is based on the fact that the proposed zoning change is adjacent to a parcel of land that the plan recommends be changed from industrial to commercial zoning, the needs of the area have changed since the plan was adopted and the parcel subdivision has been revised to retain 16 acres of viable industrial land, the City Plan Commission at its regular meeting on January 26, 2004 recommended approval of the attached substitute ordinance.

Sincerely,

Patricia S. Algiers
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Davis