

November 28, 2005

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

Dear Committee Members:

File No. 050702 is a substitute ordinance relating to the change in zoning from Downtown-Mixed Activity (C9G) and Downtown-Warehousing and Light Manufacturing (C9H) to Industrial Mixed (IM) and Industrial Light (IL2) for portions of the East end of the Menomonee Valley, generally South of the Menomonee River and East of the North-South Freeway (I-94), in the 12th Aldermanic District.

This substitute ordinance changes the zoning for the East end of the Menomonee Valley for the Tannery project and existing concrete manufacturing facilities and removes these properties from the downtown zoning area. The Tannery will be rezoned to Industrial Mixed (IM). Much of the Walker's Point area adjacent to the Tannery is zoned IM. The remaining property located between the Milwaukee River and the Menomonee Canal would be rezoned to Industrial Light for consistency with the Menomonee Valley Plan.

On November 28, 2005, a public hearing was held and at that time there was no opposition to the proposed amendment. Since the proposed zoning change complies with the proposed Downtown zoning code and City plans for the area, City Plan Commission at its regular meeting on November 28, 2005 recommended approval of this zoning change.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Witkowiak