



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

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September 13, 2019

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

Dear Committee Members:

File No. 190526 relates the change in zoning from Two-Family Residential, RT3, to Industrial-Heavy, IH, to allow several properties located on the north side of West Meinecke Avenue, East of North 33rd Street to be combined with the main Master Lock campus, in the 15th Aldermanic District.

This zoning change, requested by the Master Lock Company, would allow the subject properties to be combined with the main Master Lock campus, which is zoned IH. Per the applicant, they intend to improve and upgrade the aesthetics and security of the site by building a new security station at the corner of 32nd and Wright Street, which will allow them to more efficiently regulate the flow of traffic to and from their facility along 32nd Street. Once the land is consolidated into one site, Master Lock plans to install decorative metal fencing along the perimeter, as well as upgrade the landscaping and install new signs.

The applicant is also proposing to vacate portions of Wright and 32nd Streets adjacent to the sites that they own. The vacation review is currently underway, and the file (No. 190399) was heard concurrently with this file.

On September 9th, a public hearing was held on the subject file. Representatives from Master Lock provided an overview of their preliminary plans for their campus and reason for the rezoning. Commissioners asked questions about Master Lock's relationship with the neighborhood and urged them to meet or exceed the landscaping code.

Since the proposed zoning change will allow Master Lock to consolidate their land with the surrounding property that they own, zoned IH, and make security improvements and landscape enhancements to their site, the City Plan Commission, at its regular meeting on September 9, 2019, recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Stamper

