

April 24, 2012

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

Dear Committee Members:

File No. 111483 relates to the change in zoning from Industrial Heavy to Industrial Mixed, to expand permitted uses, on lands located on the northwest corner of South 12th Street and West Pierce Street, in the 12th Aldermanic District.

This zoning change was requested by 1236 West Pierce Street LLC, and will allow for an expanded list of uses to be permitted in the existing, multi-story building located at 1236 West Pierce Street. Blackhawk Antique currently occupies the first floor of the building and will remain. There are no other tenants in the building, aside from a small portion that is being used as storage. Substantial improvements have been made to the building over the past 12 years, and the applicant feels that the structure is structurally obsolete and functionally outdated for use as heavy industrial based on modern industrial standards and requirements, in part due to the multi-story nature of the building and low ceiling heights.

On April 23, 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 South Side Comprehensive Area Plan, the City Plan Commission at its regular meeting on April 23, 2012 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Jose Perez