

December 8, 2004

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

Dear Committee Members:

Attached is File No. 041052, being an ordinance changing the zoning from Industrial Light (IL2) to General Planned Development (GPD) known as The Enterprise Building, on land located on the West side of North Dr. Martin Luther King Jr. Dr. and North of West Vliet Street, in the 6th Aldermanic District.

This proposed general plan establishes zoning parameters for future development of this site just northwest of the Park East renewal area. This development would provide about 75 to 95 affordable loft style apartment units within a 4-story newly constructed building. The existing vacant building on the site is proposed to be demolished. The first floor of the new building is envisioned to provide a mix of retail, community amenity and residential space. The proposed height and density are consistent with zoning requirements for an urban, multi-family residential district. At a future date, a detailed plan will be submitted for approval. Up to 75 parking stalls would be provided. Signage will be developed to be consistent with S. 295-605-5, Local Business (LB2) standards for signs.

On Monday, December 6, 2004, the City Plan Commission held a public hearing. At that time, a few industrial business owners spoke in opposition to the proposed zoning change. They cited concerns with future residential tenants complaining about odors and noise from their businesses. The applicant and staff assured the building owners that they have a right to continue to operate their businesses and also indicated that where residents moved into existing industrial areas, few complaints have been reported. The developer promised that a lease addendum signed by all tenants would state that they understand that neighbors may include mixed uses, such as manufacturing (Metal Plating) and warehousing, as Gorman & Company did in Walkers Point. Since the proposal is consistent with the intent of the Downtown Plan and City plans for the area; the City Plan Commission, at it's regular meeting, recommended approval of the ordinance.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. McGee
File