



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

Lafayette L. Crump
Commissioner

Vanessa L. Koster
Deputy Commissioner

July 9, 2024

To the Honorable Members of the
Zoning, Neighborhoods, and Development Committee
City of Milwaukee
City Hall, Room 301-B

Dear Committee Members:

File Number 240199 relates to amending land use recommendations in the Menomonee Valley Area Comprehensive Plan Update, part of Milwaukee's Overall Comprehensive Plan, for a portion of the St. Paul Corridor in the 4th Aldermanic District.

At the request of the local Common Council representative (Ald. Bauman; 4th District), a proposal to amend the Menomonee Valley Area Plan ("MVP 2.0") as a part of the City's Comprehensive Plan, has been introduced for consideration by the City Plan Commission and Common Council. Currently, the land uses recommended by MVP 2.0 for the West St. Paul Avenue Corridor are for job-creating industrial, office, and commercial uses. The MVP 2.0 recommends continuing to prohibit residential uses that would conflict with the current industrial operations on St. Paul Avenue and in the Menomonee Valley as a whole.

The proposed Plan Amendment would modify the future land use recommendations contained within MVP 2.0 for the portion of the West St. Paul Avenue Corridor bounded by North 16th Street to the west, I-94 to the north, the Canadian Pacific Kansas City railroad tracks to the south, and North 6th Street on the east to indicate that if there are existing former industrial buildings that are no longer feasible for industrial, office or commercial uses, the land uses for those buildings should be permitted to transition to residential uses, if such a transition is required to preserve the building.

The City Plan Commission heard this item at its regularly scheduled meeting on July 8, 2024. Several letters were submitted prior to the meeting and several members of the public were present to provide public testimony on this item, both in support and opposition of the file. Concerns about the proposed plan amendment included that the plan amendment would endanger the overall preservation and operation of job creating industrial land uses within the area, present public safety and traffic issues with existing industrial operations, that residential uses were incompatible with the current and proposed future land uses in the Valley, and that residential conversions would not be limited to the subject building that is currently being considered via separate legislation for rezoning. Supportive comments focused on the need to repurpose and revitalize the long vacant building, expressing that residential use was the only viable option for the site and potentially other former industrial buildings in this segment of the St. Paul corridor, that the Plan Amendment was minor and limited in scope to address specific challenges with former industrial buildings, and would not impact public health and safety in the area or negatively impact



industrial operations in the area, and that the St. Paul Corridor has different land use context than the remainder of the Valley.

At the conclusion of the testimony, the City Plan Commission recommended that the proposed amendment to the Menomonee Valley Plan not be adopted, and this matter placed on file, with a vote of 4 in favor of the motion and 2 opposed, with one abstention.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Crump", followed by the word "for" in a standard font.

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

c: Ald. Bauman