

May 10, 2005

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

Dear Committee Members:

Attached is File No. 050001, being an ordinance relating to the change in zoning from Industrial Heavy (IH) to Detailed Planned Development (DPD) known as Miller Compressing, for land located on the North side of West Pierce Street and west of South 16th Street, in the 8th Aldermanic District.

This ordinance will add property at 1912 West Pierce Street, which was declared surplus to municipal needs, and a surface parking lot at 1635 West Bruce Street to the overall detailed planned development. The former Department of Public Works facility will be used for storage of equipment and scrap. The 1635 West Bruce property was purchased by Miller Compressing from WE Energies for expansion of employee parking. Two building identification signs will be attached to the building. The signs will measure approximately 3' x 4' and display the company name. The written narrative does not include specifications and details of the wall signs. No changes to the existing planned development are proposed.

On May 9, 2005, the City Plan Commission held a public hearing. At that time one neighbor spoke in opposition to the proposed zoning change. He was concerned with traffic congestion for the corridor on Pierce, refuse and garbage in the area, wanting a screening and landscape buffer zone between the neighborhood and Miller Compressing's property. However, this particular property the resident was talking about did not belong to Miller Compressing. This neighbor also raised concerns with the parking lot and ensuring that no heavy truck vehicles would park there. Miller Compressing's attorney stated that the surface lot would only be used for employee parking. At its regular meeting on May 9, 2005, the City Plan Commission recommended approval of the substitute ordinance conditioned on the following:

1. Provide site and landscape plans for each property indicating the proposed screening of the outdoor storage and landscape screening for the surface parking as required by Chp. 295 of the zoning code
2. Revise site statistics to include land area for only these additional 2 properties; may provide a separate table including site statistics for the entire detailed planned development area
3. Provide specifications for wall signs; including type, materials and location

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Donovan
File