



MATERION

MATERION CORPORATION
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June 11, 2024

City Plan Commission
809 N. Broadway
Milwaukee, WI 53202

Zoning and Neighborhood Development Committee
200 E. Wells St.
Milwaukee, WI 53202

RE: Files 231461 & 240199: Proposed Rezoning of Properties along W. St. Paul Ave.

Dear City Plan Commissioners and Members of the Zoning and Neighborhood Development Committee,

I'm writing to express Materion Corporation's concerns over the proposed zoning changes for the property at 324 N. 15th Street, which would presumably lead to the building's conversion into apartments. This location is less than a quarter mile away from our facility, and we believe such proximity presents a host of issues for potential residents and nearby businesses alike.

Materion is a publicly traded company based in Cleveland, Ohio, that supplies highly engineered materials such as inorganic chemicals and powders, precious and non-precious specialty metals, coatings, alloys and other products to a wide variety of global markets. The main building at 407 North 13th Street has been in continuous operation since 1949. Materion has owned the building since 2006, when we purchased it from CERAC, Inc. A second building across the street was constructed in 1994 and has also operated continuously ever since. In total, we employ 150 people in Milwaukee in good, high-paying manufacturing jobs.

Our Milwaukee facility specializes in advanced chemical products. Having a substantial residential presence in what has historically been an area dedicated to industry and manufacturing would very likely create conflicts, including:

- **Traffic/Safety/Noise:** We and our neighboring businesses receive a steady stream of truck deliveries most days of the week. These are unloaded on the street, and in our case, they include chemical deliveries that often occur in the early morning and late evening hours. High volumes of truck traffic might also create safety concerns for neighborhood residents.
- **Emissions:** Our emissions are compliant with all city and state requirements. However, they may not meet the expectations of someone living in the area.

- **24/7 Operations:** Manufacturing support systems must often operate around the clock. These include blowers, generators and external tanks. As with our emissions, the facility's sound profile is compliant with all applicable ordinances, but anyone living in the area may find it inconvenient.
- **Limited Opportunity for Manufacturing Growth:** Residential development reduces the opportunity for manufacturing businesses in the neighborhood to expand. Expanding operations necessarily becomes more difficult and more expensive, which in turn may limit the number of new jobs Materion and surrounding business could create.

There are likely other issues to consider, but those are among the most prevalent. Approving the 324 N. 15th Street property or any other property on the street for residential use will only lead to future conflicts from which neither the city nor potential residents nor the businesses in the area would benefit.

I appreciate your consideration and look forward to the opportunity to discuss our concerns in more detail.

Regards,



Joseph Palac
Plant Manager, Milwaukee