



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

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December 8, 2015

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

Dear Committee Members:

File No. 151030 relates to a Minor Modification to the Detailed Planned Development known as Ryder Truck for the addition of a fence at 9301 West Heather Avenue, on the south side of West Heather Avenue and west of North 91st Street, in the 9th Aldermanic District.

This Minor Modification was requested by Action Fence on behalf of Ryder Truck and will permit installation of a fence around the perimeter of the site. Specifically, the fence will consist of a 6 foot tall chain link fence with 3 feet of barbed wire above. The fence is necessary for safety and security purposes, specifically due to vehicle and component theft that has been occurring on the site.

A Detailed Planned Development was established in 2000 for the property at 9301 West Heather Avenue to allow construction of a 14,400 square foot industrial building for a heavy motor vehicle leasing and repair facility with administrative offices. Subsequently, the DPD was amended in 2004 to allow an 800 square foot addition to the rear of the existing facility for a machinery room for the automated truck wash equipment and tire storage. Neither DPD allowed for a perimeter fence at the time. The fence placement and landscape requirements will follow the zoning standards for the adjacent, Industrial Office (IO1) zoning.

Since the proposed minor modification is consistent with the previously approved DPD, will alleviate safety problems and the fence follows the same zoning standards as the IO1-zoned properties adjacent to the site, the City Plan Commission at its regular meeting on December 7, 2015 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Robert Puente

