



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

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November 16, 2018

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

Dear Committee Members:

File No. 181045 relates to the change in zoning from Multi-Family, RM5, to Local Business, LB2, for the property located at 1025-1027 North 26th Street, to consolidate the zoning of the site and combine it with the adjacent parcels at 2600 and 2612-16 West State Street, on the west side of North 26th Street, north of West State Street, in the 4th Aldermanic District.

This zoning change was requested by the Redevelopment Authority of the City of Milwaukee and will consolidate the zoning of the subject site and allow it to be combined with the parcels at 2600 and 2612-16 West State Street, which are zoned LB2. There is an interested buyer who desires to acquire the three properties and restore and rehabilitate the fire damaged former State Theater building at 2612-16 West State Street. The development, which would be called The New State, would house music, arts, entertainment, and educational-related businesses and programs. Proposed non-profit tenants include Freespace, an all-ages music venue seeking new space, and West Side Arts Unlimited, a group that would help young people with composing, recording and performing music. The subject site would be utilized as a surface parking lot to support the development. Additionally, it is anticipated that the site located at 2600 West State Street would be turned into a pocket park that will be available for use by the public.

On November 12, 2018, a public hearing was held and at that time, several representatives of the proposed project spoke in support of the file. They provided an overview of the development and the programming that would be part of it. Alderman Bauman expressed his support for the project as well. Since the proposed zoning change will consolidate the zoning and allow it to be joined with the adjacent parcels to facilitate future development, the City Plan Commission at its regular meeting on November 12, 2018 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Bauman

