



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

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October 18, 2016

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

Dear Committee Members:

File No. 160339 relates to the change in zoning from Parks to Institutional on lands located south of West Hampton Avenue and east of North Port Washington Road, in the 6th Aldermanic District.

This ordinance changes the zoning of lands located south of West Hampton Avenue and east of North Port Washington Road from Parks (PK) to Institutional (TL). The Estabrook Dam has not been in operation since a 2008 Wisconsin Department of Natural Resources (WDNR) order shut it down due to major structure issues dating back to the mid-1990s. Additionally, industrial pollutants have been accumulating near the dam for decades, mostly from industrial resources upstream in the Lincoln Creek watershed. The City of Milwaukee, Milwaukee County Executive, and Milwaukee Metropolitan Sewerage District (MMSD) propose to remove the dam to restore free-flow conditions to the Milwaukee River. To do so, a small portion Estabrook Park is proposed to be rezoned to TL. Following the zoning change, it is anticipated that this small portion of the park will be sold to MMSD, who will pay for and remove the dam. After the dam is removed, it is anticipated that 99 percent of the land would then be given back to Milwaukee County, and MMSD will hold the remaining 1 percent near the dam. The portion of land that is transferred back to Milwaukee County would be rezoned back to PK.

On October 17, 2016, a public hearing was held. At that time, several people spoke in favor and against the proposed rezoning. Those in favor, including MMSD and Milwaukee County administration, stated that it is in the best interest of the County from a financial and environmental standpoint to remove the dam, and its removal protects the public benefit of the park. Additionally, Ald. Bohl, one of the co-sponsors and member of the MMSD board, indicated his support for the zoning change and dam removal. Ald. Kovac also stated support, referencing the approved Common Council legislation. Two Glendale property owners north of the dam were opposed, stating they have riparian rights, and a County Board Supervisor stated opposition to the dam's removal. Since the proposal will allow removal of the dam, consistent with the resolution passed by the Common Council, the City Plan Commission at its regular meeting on October 17, 2016 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

Cc: Ald. Coggs

