



Department of City Development

City Plan Commission  
Historic Preservation Commission  
Neighborhood Improvement  
Development Corporation  
Redevelopment Authority

Rocky Marcoux  
Commissioner

Martha L. Brown  
Deputy Commissioner

January 17, 2012

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

Dear Committee Members:

On January 10, 2012, the Zoning, Neighborhoods and Development Committee held File No. 111041, a proposed zoning change to Industrial Mixed (IM) for renovation of an existing building for 70-75 affordable housing units at 1560 West Pierce Street, to allow Ald. Witkowiak to host a neighborhood meeting.

Alderman Witkowiak hosted a neighborhood discussion on January 13, 2012. The adjacent industrial property owners that opposed the proposed zoning change at the public hearing, in addition to a few representatives of the residential neighborhood to the south, attended. Chris Coakley, the owner of the building of the subject zoning change was also in attendance. The developer and architect provided an overview of the proposal. The owner explained that he requested the change in zoning to allow for additional permitted uses to try and lease out his building. He emphasized that the rezoning does not approve the WHEDA low income housing tax credit project since the WHEDA process is competitive. If the tax credit project doesn't move forward, he would like additional uses that are permitted to give more options for leasing his multi-story building.

He stated that he wanted the same options that the owner to the east was granted when Sunlite rezoned it's property several years ago.

Many of the same concerns that were raised at the public hearings were discussed again at the neighborhood meeting. Specifically, the adjacent owners brought up traffic and safety concerns. DPW staff attended the meeting and explained that there would be very little impact on traffic with a residential use and the traffic lights at the intersection of Cesar Chavez and Pierce St., address pedestrian crossing and safety. Two representatives stated that there needs to be information about the proposal in Spanish. One of the representatives explained that he wasn't opposed to the rezoning, but wanted further discussion about the affordable housing proposal. There was a neighborhood representative and business owner that voiced their support of the residential housing, stating that quality, affordable housing is needed in the area.

Attached is a list and images of other locations within the city that have changed to IM zoning to allow for the conversion of existing vacant, or underutilized warehousing buildings for residential uses, surrounding other industrial uses. To note, in 2004, the Common Council unanimously approved a zoning change from Industrial Heavy to IM for property located at 1512-28 West Pierce Street, just east of the subject property. At that time, the applicant was having difficulty leasing to heavy manufacturing

companies and would be able to better utilize the building if a broader range of uses were permitted. The first floor of the building is currently occupied by the Milwaukee Achiever Program for adult training through a special use that was issued in 2009.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rocky Marcoux', written in a cursive style.

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Alderman Witkowiak

attachments