

1/4 -457
Ald. Donovan
8th Ald. District

CITY PLAN COMMISSION ZONING CHANGE REPORT

Ordinance File No. Substitute 051565

Location: West side of South 38th Street between West Mitchell Street and West Burnham Street

**Applicant/
Owner:** Real Estate Recycling, Jeffrey Hall

**Current
Zoning:** Industrial Heavy (IH)

**Proposed
Zoning:** Industrial Office (IO2)

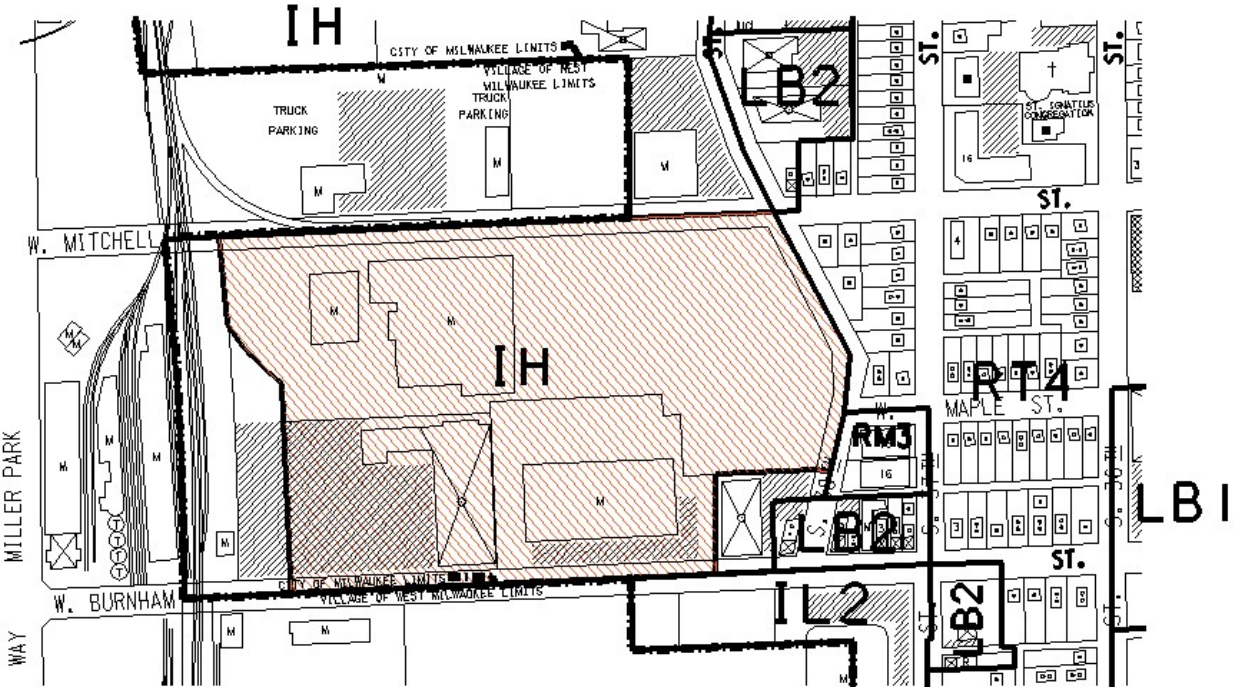
Proposal: This ordinance would permit office uses in addition to the light industrial uses that are allowed in the current Industrial Heavy zoning district at Stadium Business Park. This industrial business park includes three existing buildings with wholesale and distribution tenants and a future building for other light industrial tenants and an office tenant. It would no longer permit the noxious heavy industrial uses, but would still prohibit any commercial and retail uses. Parking and loading facilities are located near the uses they support and would be appropriately screened and landscaped.

**Adjacent
Land Use:** The Village of West Milwaukee surrounds the development area to the north, south and west and an existing tavern, single-family and multi-family dwellings are to the east.

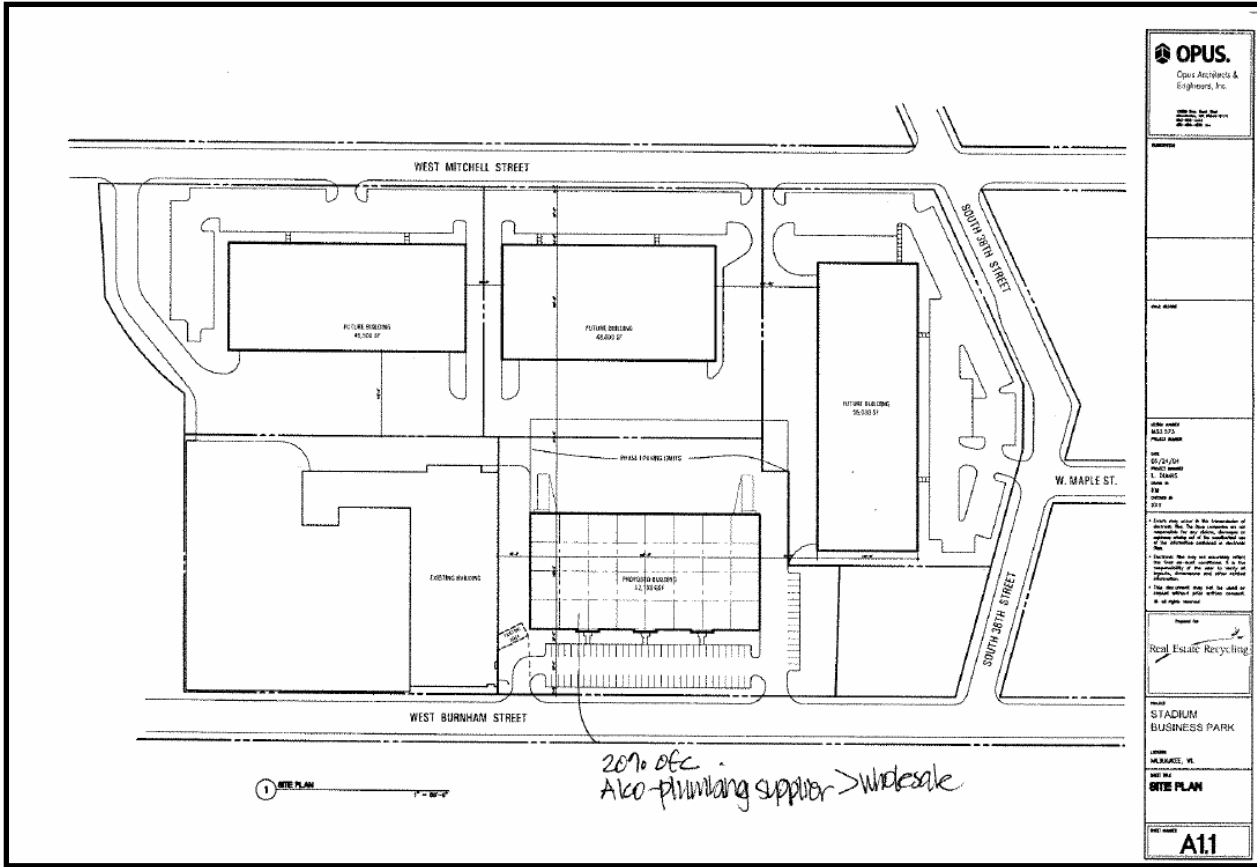
**Previous City
Plan Action:** No previous action.

**Previous Common
Council Action:** No previous action.

Recommendation: Since the proposed zoning change is consistent with the current warehousing and wholesale uses, staff suggests that the Plan Commission recommend that this ordinance be approved.



C.C. Number 05
 Proposed Zoning Change
 From IH to I2
 Produced by OPUS architects & engineers



20% ofc.
 Alco plumbing supplier > Wholesale

OPUS.
 Opus Architects & Engineers, Inc.

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PROJECT NAME

PROJECT NUMBER

DATE

SCALE

PROJECT LOCATION

PROJECT DESCRIPTION

PROJECT OWNER

PROJECT ARCHITECT

PROJECT ENGINEER

PROJECT CITY

PROJECT SHEET

A11

CPC:JRH:VIK
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