



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

**Lafayette L. Crump**  
Commissioner

**Vanessa L. Koster**  
Deputy Commissioner

November 8, 2021

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

Dear Committee Members:

File number 210715 relates to the change in zoning from Industrial Heavy, IH, to Industrial Mixed, IM, to allow residential and other uses on the sites located at 3040-56, 3100-3112 and 3112-R West Meinecke Avenue, on the north side of West Meinecke Avenue, east of North 32nd Street, in the 15th Aldermanic District.

This zoning change was requested by McClendon Capital Group and will allow residential and other uses on the subject sites. More specifically, the applicant plans to adaptively reuse the 5 existing buildings on the site as affordable senior housing. There will also be meeting rooms available on the site. The applicant intends to apply for WHEDA Low Income Housing Tax Credits (LIHTC) to help fund the project.

In addition to the zoning change, a use variance will also be necessary from the Board of Zoning Appeals for the multi-family residential use, as the site is within 150 feet of an Industrial Heavy-zoned site that also has a heavy or intense manufacturing occupancy permit on file.

The City Plan Commission held a public hearing regarding this item at its regularly scheduled meeting on Monday, November 8, 2021. There were no comments from members of the public. Since the change in zoning would allow the reuse of the existing buildings and is consistent with the recommendations of the Fond du Lac and North Area Plan, the City Plan Commission at its meeting on November 8, 2021 recommended approval of the subject file.

Sincerely,

for

Lafayette L. Crump  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Stamper

