



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

Rocky Marcoux
Commissioner
rmarco@milwaukee.gov

Martha L. Brown
Deputy Commissioner
mbrown@milwaukee.gov

December 8, 2015

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

Dear Committee Members:

File No. 151013 relates to the change in zoning from Industrial Office to Industrial Mixed on land located on the south side of West Harrison Avenue, east and west of South 5th Street, in the 14th Aldermanic District.

This zoning change was requested by AEE, LLC and will allow the properties located at 2620 and 2636 South 5th Street, and 2600, 2602, 2606 and 2610 South 5th Place to be combined with 2607 South 5th Street, which is zoned Industrial Mixed. In June 2015, the applicant proposed to rezone these sites to a Detailed Planned Development (DPD). That file did not move forward to Common Council, and the applicant instead pursued a Special Use approval to utilize 2607 South 5th Street, zoned industrial Mixed (IM), to be utilized as a school. In September, the Board of Zoning Appeals (BOZA) approved that Special Use request. Now, the applicant is proposing to rezone the balance of the properties noted above to IM to consolidate all of the land, and construct an outdoor recreational field and accessory parking for the development. In November 2015, the proposed vacation of right-of-way of some adjacent streets and alleys was approved by the Common Council. Approval of this zoning change to IM, consistent with the zoning for the main school site, will allow all land and vacated right-of-way under AEE, LLC ownership to be consolidated into one parcel.

On December 7, 2015, a public hearing was held and at that time, nobody spoke in opposition. Since this proposed use is consistent with the existing context of the residential neighborhood and the comprehensive area plan recommendations, the City Plan Commission at its regular meeting on December 7, 2015 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Tony Zielinski

