



**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 9, 2014

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

Dear Committee Members:

File No. 141110 relates to the First Amendment to a Development Incentive Zone known as Port of Milwaukee Sub Area B - North, and the change in zoning from Industrial Mixed and Industrial Heavy to Industrial Office on land generally bounded by the Milwaukee River to the east, South 1st Street to the west, South Kinnickinnic Avenue to the south, and West National Avenue to the north, in the 12th Aldermanic District.

This amendment was initiated by the City of Milwaukee and would remove parcels located on the north side of East Greenfield Avenue, east of South 1st Street from the overlay. Additionally, it would change the zoning of six parcels within the overlay to IO2, which had intended to be changed previously, at the time the overlay was established. The overlay boundary will be amended to remove the development parcels at South 1st Street and West Greenfield Avenue from the overlay because mixed-use development was not contemplated for this site. Additionally, the zoning of five properties that will remain in the overlay and one property that will be removed from the overlay will be changed from Industrial Heavy (IH) and Industrial Mixed (IM) to Industrial Office (IO2), consistent with the balance of the properties within the overlay. These parcels include: 1870-R and 1964-ADJ South Kinnickinnic Avenue, 1200 South 1st Street, 1100-R South Barclay Street (which will also be removed from the overlay), and 347 and 347-ADJ East National Avenue. This is a technical correction to a zoning change that was approved by the Common Council in 2011 as file number 101547, at which time all parcels within the overlay were to be rezoned to IO2. All other aspects of the previously approved DIZ will remain unchanged.

On December 8, 2014, a public hearing was held and at that time, nobody spoke in opposition. Since the proposed zoning change provides a technical correction and the overlay zone and redevelopment plan amendments allow change in land use that the surrounding neighborhood supports, the City Plan Commission at its regular meeting on December 8, 2014 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary

CC: Ald. Perez

