

May 10, 2005

To the Honorable Common Council  
Zoning, Neighborhoods and  
Development Committee  
City of Milwaukee

Dear Committee Members:

Attached is File No. 041583, being a substitute ordinance relating to the change in zoning from Industrial Heavy (IH) to Industrial Light (IL2) and Local Business (LB2) for portions of land located in the Riverworks Industrial Center, generally bounded by East Capitol Drive, East Keefe Avenue, North 3<sup>rd</sup> Street and North Humboldt Boulevard, in the 6th Aldermanic District.

This substitute ordinance changes the zoning for portions of the Riverworks Industrial Center south of East Capitol Drive from a heavy industrial district that permits the manufacturing of petro-chemicals, automobiles, tires and foundries to a light industrial district that permits the processing, fabrication, assembly, treatment and packaging of textiles, leather, wood, paper, chemical, plastic and metal products as well as office uses and supporting services. Also included is one parcel on North Palmer Street being rezoned to Local Business (LB2) since the Redevelopment Authority of the City of Milwaukee is selling it to the Riverworks Industrial Center for the expansion of an existing commercial building.

A public hearing was held on April 18, 2005 at which time two businesses, Longview Fibre and C&D Technologies, raised concerns regarding the proposed ordinance due to uncertainty with the definition of permitted uses between Industrial Light and Industrial Heavy. One residential neighbor also spoke of the positive affect the industries in the area had on the surrounding neighborhood. As a result, the City Plan Commission referred the amendment back to staff for further discussions with the two businesses raising the concerns.

Since that time staff communicated with the two industrial property owners to answer questions and provide additional information. Although Longview Fibre can be classified as a light manufacturing use, the "purpose statement" describing the intention of the Industrial-Heavy (IH) district does describe the district's permitted uses as having large buildings and using heavy equipment and rail lines. Since Longview Fibre has large buildings and uses heavy equipment and rail service, the company is concerned that the purpose statement could be used to interpret that they are a nonconforming use if the zoning were to be changed to Industrial-Light (IL2) zoning.

Given that the Longview Fibre site is separated from most of the rest of the River Works Industrial Center by a rail corridor, staff recommended that their site be removed from the proposed zoning change.

Staff also communicated with C&D Technologies, Inc's. – Standby Power Division to determine the status of their manufacturing facility under the Industrial-Light (IL2) district. After reviewing related documents Staff and C&D agreed that their business was clearly a light manufacturing facility and would be a permitted use in both the current Industrial-Heavy (IH) district as well as the proposed Industrial-Light (IL2) district and that proposed Industrial-

Light zoning district would not their operations or the company's ability to expand or make alteration.

Since the proposal as amended is consistent with city plans for the area, the City Plan Commission at its regular meeting on May 9, 2005 recommended approval of the attached Ordinance Substitute No. 2.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

Attachment

cc: Ald. McGee  
Darryl Johnson