

December 12, 2011

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

Dear Committee Members:

File No. 090354 relates to a change in zoning from Industrial Heavy (IH) to Industrial Mixed (IM) on lands located west of South 3rd Street and south of the Menomonee Canal, for mixed use development and a water technology business park, in the 12th Aldermanic District.

This zoning change is requested by Building 41 LLC to allow for the development of approximately 15 acres, commonly known as the Reed Street Yards, for a mixed- use development with a focus on a water technology business park. The current base zoning is for heavy industrial uses, which is inconsistent with the comprehensive area plan recommendations. The rezoning would allow for office and business-serving uses, which are consistent with the vision of the redevelopment of the Reed Street Yards area.

On December 12, 2011, a public hearing was held and at that time nobody spoke in opposition. Since the proposed zoning change is consistent with the recommendations of the Menomonee Valley Area Plan and the Near South Side Area Plan, the City Plan Commission at its regular meeting on December 12, 2011 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Jim Witkowiak