

Lee, Chris

From: Geis, Ethan C. <EGeis@amundsendavislaw.com>
Sent: Tuesday, December 5, 2023 8:55 AM
To: Lee, Chris
Subject: Zoning, Neighborhoods and Development Committee - City of Milwaukee Common Council File No. 230959

Dear Ms. Lee:

My firm has recently been retained by Sunlite Building Corp. ("Sunlite"), the property owner at 1517 West Pierce St. and 1439-1411 West Pierce St., and an affiliated entity, KFA LLC ("KFA"), the property owner at 1575 West Pierce St., Milwaukee, Wisconsin.

Sunlite and KFA have asked that we place a written objection on file to the proposed ordinance being considered in Common Council File No. 230959 to amend the Bruce and Pierce Sub-District Plan ("Sub-District Plan") and amend the Menomonee Valley 2.0 Area Plan as part of Milwaukee's Overall Comprehensive Plan.

Sunlite and KFA had discussions with planners from the Department of City Development and representatives from the Menomonee Valley Partners with respect to the Sub-District Plan. They have been told that one of main goals with Sub-District Plan is protect current industrial users from further residential encroachment and to support and maintain current industrial users and the recommendation to re-zone the southern portion of Pierce Street to Industrial Light is consistent with that goal.

Sunlite and KFA respectfully disagree. Instead, the recommendations underlying the Sub-District Plan will imperil the current and existing industrial uses on the southern portion of Pierce Street by placing the present job-sustaining uses on those properties into a legal nonconforming status and hindering current and contemplated development plans of the owners of those properties.

We ask that this objection be placed into the above-referenced Common Council file.

Thank you,

Ethan Geis

Attorney

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