



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

**Rocky Marcoux**  
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Deputy Commissioner  
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May 13, 2020

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

Dear Committee Members:

File No. 191783 relates to the change in zoning from Industrial Heavy, IH, to Commercial Service, CS, for the property located at 4450 North Green Bay Avenue, on the east side of North Green Bay Avenue, north of West Cornell Street, in the 1st Aldermanic District.

This zoning change was requested by Glendale Partners, LLC and will allow the subject site to be combined with lands located east of the site (in Glendale) and the parcel located at 4400 West Green Bay Avenue, which is zoned CS. Land located in the City of Milwaukee cannot have mixed zoning, necessitating the zoning change for combination of the above parcels. A certified survey map (CSM) will be moving forward concurrently with this file. The subject site was part of the former Beerline Railroad right-of-way, which was abandoned in 2007 and subsequently incorporated into what is now a 17-acre parcel east of the site, which is of the former Glendale Yards.

On May 11, 2020, a virtual public hearing was held and at that time the owner of the property spoke about the history of the subject parcel and overall development plans. He also talked about his discussions with Riverworks and Rails to Trails about providing an easement for the continuation of the Beerline Trail across the subject parcel with a connection to Green Bay Avenue at the subject parcel. This is still under consideration. There were no public comments on the zoning change.

Since the rezoning will allow the site to be combined with other property owned by the applicant and is not inconsistent with the Near North Side Comprehensive Area Plan, the City Plan Commission at its regular meeting on May 11, 2020 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Hamilton