

June 28, 2011

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

Dear Committee Members:

File Nos. 101547, 101548, 101549, and 101550 relate to a change in zoning from Industrial Heavy (IH) and Industrial Light (IL2) to Industrial Office (IO2), and the establishment of two Development Incentive Zone (DIZ) overlays, on land located in north and central portions of Sub Area B of the Port of Milwaukee Redevelopment Plan, generally bounded by the Milwaukee River to the east, East Bay Street to the south, South Kinnickinnic Avenue and South 1st Street to the west, and West National Avenue to the north, in the 12th and 14th Aldermanic Districts.

File numbers 101549 and 101550 establish two Development Incentive Zone overlays, and approve Exhibit A relating to permitted and prohibited uses and Exhibit B relating to performance standards that are consistent with the recommendations of the Port of Milwaukee Redevelopment Plan. Sub Area B of the Plan is identified as the Water Development and Recreation sub area, and includes the UWMGLWI, as well as a number of large, underutilized properties that provide the necessary footprint for large commercial or industrial facilities.

File numbers 101547 and 101548 relate to the change in zoning from Industrial Heavy (IH) and Industrial Light (IL2) to Industrial Office (IO2). These files allow for development of modern, clean industry and supporting, non-residential land uses that compliment industrial uses or require an industrial environment. Together with the establishment of the zoning overlays, uses in portions of Sub Area B will be restricted to those that accommodate water-related commercial/industrial development and other light manufacturing.

On June 27, 2011, a public hearing was held and several people attended. While several people were in support of the proposal, some attendees asked questions regarding whether existing businesses could continue operating as they currently are and whether future businesses that may not be manufacturing-based would be aware of the existing businesses in the area. Staff confirmed that existing businesses can continue to operating as is, and that the Port of Milwaukee Redevelopment Plan states that future businesses should be aware of the current industrial operations in this area. Since the proposed files comply with the Near South Side and Southeast Side Comprehensive Area Plans and the Port of Milwaukee Redevelopment Plan, the City Plan Commission at its regular meeting on June 27, 2011 recommended approval of the subject files.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Tony Zielinski
Ald. James Witkowiak