

File Number 250149. A substitute ordinance relating to the change in zoning from Industrial Office, IO2, Industrial Light, IL2, and Industrial Heavy, IH to Parks, PK, for the properties located at 4220, 4250, 4260, 4260-R, 4320, 4330 and 4350 North 35th Street, on the east side of North 35th Street, north of West Hope Avenue, to consolidate the zoning of the sites to facilitate the construction of the Milwaukee Metropolitan Sewerage District's West Basin project, in the 1st Aldermanic District.

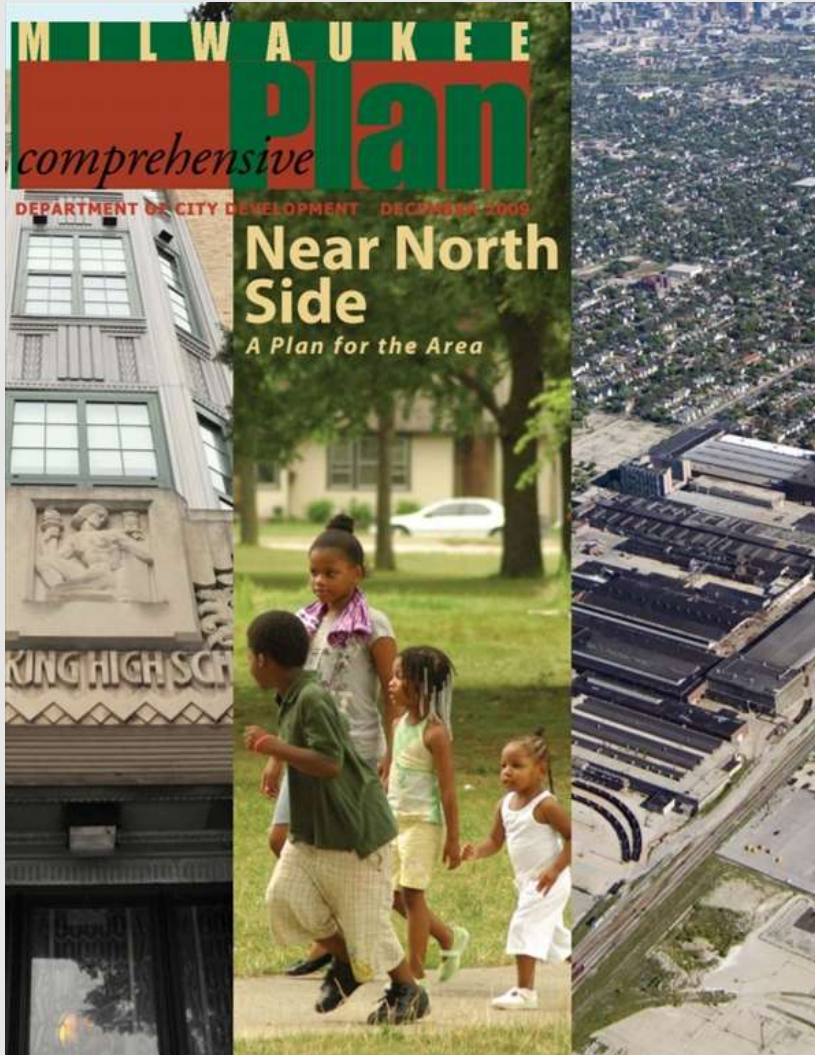




File Number 250149. Context.



File Number 250149. Consistency with Comprehensive Plan.



### Near North Area Plan

- Established in 2009. Amended in 2020 with the Connecting the Corridor Strategic Action Plan.
- Connecting the Corridor Plan highlights the West Basin project as a major project within the plan area.
- MMSD has been engaging with the surrounding community to design the West Basin in a manner that provides stormwater flooding mitigation and also creates outdoor amenities such as trails and places to gather and play as a community.
- Rezoning the subject parcels to Parks (PK) is in alignment with the Area Plan.

# **MMSD Rezoning Request for 7 Parcels on N 35<sup>th</sup> Street**



# Property history


- MMSD acquired 7 parcels for the construction of the West Basin project
- This is one of three stormwater basins (along with the North Basin and East Basin which are already constructed) designed to alleviate stormwater flooding in the area
- Will be green space open to the public after project completion

# Rezoning request – former Bee Bus property

- Request to rezone parcel to PK – Park District
  - 4220 N 35th St
  - 4250 N 35th St
  - 4260 N 35th St
  - 4260R N 35th St (rear parcel)
  - 4320 N 35th St
  - 4330 N 35th St
  - 4350 N 35th St



## ***Bee Bus Rezone Request***

 MMSD Owned Parcels



# Rezoning request – former Bee Bus property

- Current zoning
  - 4220 N 35th St – IH (Industrial Heavy)
  - 4250 N 35th St – IH
  - 4260 N 35th St – IO2 (Industrial Office 2)
  - 4260R N 35th St (rear parcel) – IO2
  - 4320 N 35th St – IL2 (Industrial Light 2)
  - 4330 N 35th St – IL2
  - 4350 N 35th St – IL2





## Bee Bus Rezone Request

### Current Zoning

-  IO2 - Industrial, Office 2
-  IL2 - Industrial Light 2
-  IH - Industrial, Heavy
-  MMSD Owned Parcels



## Reason for Request

- MMSD plans to consolidate all 7 parcels into one larger parcel
- Zoning has to be the same for all parcels
- This will streamline permitting and future property management of the site

# PRE-DESIGN PLAN





# QUESTIONS?

