

June 21, 2004

To the Honorable Common Council
Zoning, Neighborhoods and
Development Committee
City of Milwaukee

Dear Committee Members:

Attached are File No's. 040067 and 040155, being an ordinance relating to the change in zoning from Industrial Light (IL1) to Local Business (LB1) and an ordinance relating to the establishment of a Development Incentive Zone (DIZ) on land located on the Northeast corner of South 5th Street and West Layton Avenue, in the 13th Aldermanic District.

This zoning change would allow for commercial, office and retail uses instead of light industrial uses. Since there are no specific tenants for this site, the permitted uses and design standards for the buildings would be regulated through the establishment of the proposed DIZ. If approved, for each phase of development, the site plan and building design would have to be approved by City Plan Commission prior to actual construction. Accessory surface parking areas would be provided to meet zoning requirements. All buildings and parking will be situated around a plaza. Freestanding and wall signs would be designed to coordinate with the entire development. Up to two project identification signs would be allowed. Pylon signs would not be permitted.

On Monday June 21, 2004, the City Plan Commission held a public hearing. At that time, one person attended the hearing in opposition, but did not speak on the matter. Since this proposed zoning change is consistent with City plans for the area and there isn't demand for maintaining this existing industrial land, the City Plan Commission at its regular meeting on June 21, 2004 recommended approval of ordinance File No. 040067 and approval of ordinance File No. 040155 conditioned on the following:

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File No's. 040067 and 040155

1. Working with staff on revisions to Exhibit A, the permitted and prohibited use list
2. Working with staff on revisions to Exhibit B, the design standards relating to the site development and construction of new buildings

Sincerely,

Martha L. Brown
Acting Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Witkowski
File