



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

**Lafayette L. Crump**  
Commissioner

**Vanessa L. Koster**  
Deputy Commissioner

December 7, 2020

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

Dear Committee Members:

File No. 200941 relates to the change in zoning from Parks, PK, to Industrial Light, IL1, for the eastern portion of 6081-ADJ North Hopkins Street, located on the west side of North Hopkins Street, south of West Woolworth Avenue, in the 9th Aldermanic District.

This zoning change was requested by the Milwaukee County Department of Transportation and will allow a portion of 6081-ADJ North Hopkins Street to be joined with 6270 North Hopkins Street, zoned IL1, to facilitate the construction of a new fleet garage. The Milwaukee County Department of Transportation operates an existing fleet garage and yard at 6270 N. Hopkins St. that services the immediate area with necessary county highway services. The County is now seeking to expand the fleet garage by acquiring and rezoning a portion of a parcel from the adjacent Schoenecker Park. According to County officials, the expanded new facility will be used for storage and repair of the highway fleet vehicles, storage of salt & bulk material, and a fueling station for fleet vehicles. This scope also includes the construction of a new parking lot to serve park patrons and garage employees. A Certified Survey Map (CSM) is also being reviewed concurrently and will combine the area subject to the zoning change with the IL1 parcel to the east. The CSM and zoning change will be scheduled for approval at the same Common Council meeting.

On December 7, 2020, a public hearing was held and at that time nobody spoke in opposition to the zoning change. Since the proposed zoning change, in conjunction with the CSM that is also in process, will allow the Milwaukee County Dept. of Transportation to combine the subject land with its parcel to the east to make improvements to its existing fleet garage, and is not in conflict with the Northwest Side Plan, the City Plan Commission at its regular meeting on December 7, 2020 recommended approval of the subject file conditioned on the CSM continuing its review and being approved concurrently. Staff also recommended, and the City Plan Commission included as part of its formal recommendation, that the proposed zoning change not be scheduled for a hearing by the Zoning, Neighborhoods, and Development Committee until the project has been recommended for approval by the Milwaukee County Board Committee with jurisdiction over this matter to ensure that the City approvals are in concert with Milwaukee County approvals.



Sincerely,

 for

Lafayette L. Crump  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Lewis