

December 18, 2007

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

Dear Committee Members:

File No. 070932 relates to the First Amendment to a Development Incentive Zone overlay known as The Brewery Project, on land located generally North of West Highland Avenue and West of North 8th Street, in the 4th Aldermanic District.

This file amends a Development Incentive Zone to add a Sustainability Guideline checklist as part of the project approval. The sustainability guidelines include criteria that involve mixed occupancy uses in a designed neighborhood, reuse and preservation of historic buildings, updating the site infrastructure with energy efficient lighting, the use of recycled materials, reduction of auto dependence, heat island reduction, and light pollution reduction. A key element in the sustainability plan is a storm water management design which will separate the surface water and aggressively capture, contain and treat storm water within virtually the entire site with the assistance of bio swales and porous pavement.

In May 2007, the Brewery Project became registered by the US Green Building Council (USGBC) as a Leadership in Energy and Environmental Design (LEED) Neighborhood Development (ND) pilot project. This project is currently the largest sustainable LEED-ND registered pilot project in Wisconsin.

On November 26, 2007, a public hearing was held and at that time Jim Haertel, a property owner within the Brewery Project DIZ, requested that his property be removed from the sustainability guideline requirements until he is able to learn more about them. Dan McCarthy of The Brewery Project requested that this amendment be held for one cycle so that they could meet to discuss the guidelines. On December 17, 2007, the item was heard again, and at this time Mr. Haertel again requested for his property to be removed from the sustainability guidelines. Ann Beier of the Office of Sustainability stated that she supports the guidelines and recommends approval, especially because of the City's financial support in the development through the established TIF. Since the proposed amendment is consistent with the City's goals to encourage sustainable development, and City plans for the area, the City Plan Commission at its regular meeting on December 17, 2007 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Robert Bauman