



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

Rocky Marcoux
Commissioner
rmarco@milwaukee.gov

Martha L. Brown
Deputy Commissioner
mbrown@milwaukee.gov

December 8, 2015

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

Dear Committee Members:

File No. 151012 relates to the change in zoning from Industrial Office to Industrial Mixed on land located at 3456 North Buffum Street, on the east side of North Buffum Street, south of East Keefe Avenue, in the 6th Aldermanic District.

This zoning change was initiated by the City of Milwaukee, and would permit future development on the site consistent with the recommendations of a 2014 UWM-sponsored design charrette. This zoning change was initiated by the City of Milwaukee, and would permit future development on the site consistent with the recommendations of a 2014 University of Wisconsin-Milwaukee, Community Design Solutions-sponsored design charrette. The City of Milwaukee and the Environmental Protection Agency (EPA) have conducted a significant amount of cleanup on the site, and razed the 3-story building that was on the parcel, as its condition did not allow for adaptive reuse. The outcome of the design charrette envisioned a mixed-use, multi-family development at this site, which has the potential to interact with the Beerline trail. The existing IO2 zoning does not permit residential uses; therefore, a change in zoning to IM is necessary to allow the vision of the charrette to be carried out at some point in the future.

On December 7, 2015, a public hearing was held and at that time, nobody spoke in opposition. Darryl Johnson of Riverworks Development Corporation spoke in favor of the zoning change, as it would allow the site to be developed in accordance with the charrette recommendations at some point in the future. Since the proposed change complies with the Zoning Code and City plans for the area, the City Plan Commission at its regular meeting on December 7, 2015 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Milele Coggs

