



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

**Rocky Marcoux**  
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Deputy Commissioner  
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March 18, 2016

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

Dear Committee Members:

File No. 151543 relates to a change in zoning from Detailed Planned Development known as Walton's Calumet Square to Industrial Light for the property located at 7701 West Calumet Road, on the south side of West Calumet Road, west of North 76th Street, in the 9th Aldermanic District.

This zoning change was requested by the MCR Group, LLC, and would allow industrial uses on the site, which is a former Sam's Club. The new Sam's Club facility is currently under construction, and is anticipated to be complete in late summer/early fall 2016. The existing facility will remain in operation until it relocates. This site was rezoned from single-family residential to DPD in 1990 to permit a Sam's Club, which remains in operation today. In anticipation of the store's relocation to its new facility, Wal-Mart Corporation has placed the current facility for sale. All future operations on the site would be required to adhere to the Industrial (IL2) zoning standards, including residential buffers.

On March 14, 2016, a public hearing was held. At that time, several neighbors who live to the west and south of the site expressed concerns regarding the proposed zoning change. Specifically, neighbors requested assurance that the existing green space buffer will exist to screen the future use from their homes. One neighbor stated that there is an existing deed restriction to preserve this space as open, which the owner and his broker were unaware of. Subsequent research did confirm that this deed restriction is recorded against the property, and the prospective owner is agreeable to keeping it and extending its length of time upon acquisition of the site. Neighbors had concerns about how intense the industrial use could be on the site. The broker stated that a specific user has not been selected for the site yet, but that they anticipate operations will be internal to the existing building, and traffic will be reduced from what is currently generated by the Sam's Club. Additionally, it was noted that Wal-Mart restricts future uses on sites that it sells to not permit retail or certain commercial uses. The broker also noted that light industrial uses are adjacent to the west of the subdivision. This zoning change would allow reuse of the building for light industry.

Since the proposed zoning change allows reuse of the site for industrial purposes and is consistent with the Northwest Side Comprehensive Area Plan, the City Plan Commission at its regular meeting on March 14, 2016 recommended approval of the subject file conditioned on retaining the existing 50 year deed restriction on the green space and updating the terms of the deed; and meeting with adjoining neighbors to discuss the proposed rezoning for the site, and following up with the neighbors after a tenant is secured.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Robert Puente

