



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

Lafayette L. Crump
Commissioner

Sam Leichtling
Deputy Commissioner

August 19, 2025

To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 301-B

Dear Committee Members:

File Number 250522 relates to the change in zoning from Industrial Light, IL2, to Industrial Mixed, IM, to allow a multi-family residential development on the property located at 1435 South 1st Street, on the northwest corner of South 1st Street and West Orchard Street, in the 12th Aldermanic District.

This currently vacant site is owned by Rockwell Automation and was previously used as a surface parking lot. Bear Development intends to purchase the site and has requested to change the zoning to Industrial Mixed (IM) to allow the construction of a 5-story, 69-unit residential building with indoor vehicle and bicycle parking. While specific development plans are not part of this file, the building design and placement will be required to comply with the IM zoning design standards.

A public hearing was held on Monday, August 18, 2025 at the regularly scheduled City Plan Commission meeting. A representative from Bear Development provided an overview of the anticipated development plans for the site. Charles Engel, Engel Tool and Forge, provided testimony on the item, stating that the residents of the new building might experience public safety, traffic and sound concerns given the proximity of the site to his business, and questioned whether the residential use was supported by the Harbor District Plan. A representative from DCD Planning provided a detailed overview of the recommendations of the three plans that are applicable to this site and concluded that this proposed zoning change is consistent with the plan recommendations. Tia Torhorst of Harbor District, Inc. testified in support of industrial and residential uses within the Harbor District, and stated her neutral position on this file. At the closing of the public hearing, the City Plan Commission recommended approval of the subject file.

Sincerely,

for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

CC: Pres. Perez

