

May 3, 2002

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

Dear Committee Members:

Attached are File Nos. 011307 and 011308, being substitute ordinances relating to the change in zoning from Industrial (I/D/40) to Local Business (L/C/40) and establishing a Development Incentive Zone (DIZ), located on the north side of West North Avenue and west of North 25th Street, in the 7th Aldermanic District.

Since portions of the North Avenue Commerce Center buildings are vacant, the owner has requested the change in zoning to allow for a greater range of commercial, retail and office uses. The list of permitted uses in the DIZ has been modified to include more retail, office and services uses, including blood processing centers. Upon approval of the new zoning code, this property will be rezoned to Local Business (LB2) a district that allows light industrial uses as limited or special uses. When the new zoning code becomes effective, the DIZ will be revised to permit Industrial uses.

The proposed permitted uses are consistent with the renewal plan, Park West D/Fond du Lac that recommends Local Business District uses and the second amendment that added manufacturing uses. The renewal plan prohibits residential uses. The proposed DIZ is also consistent with the TID #21 plan.

On April 8, 2002, the City Plan Commission held a public hearing. At that time, a nearby business owner raised opposition to the proposed use for a blood plasma center. On April 8, 2002, the City Plan Commission recommended that these ordinances be referred to staff for one cycle to allow the developer to meet with neighbors and allow for staff and the developer to revise the developer's agreement. On April 29, 2002, these ordinances and approval of the occupancy of a blood plasma center were scheduled for recommendation by the Commission. Since the zoning change, the amended DIZ use list consistent with the City plans for the area, the City Plan Commission at its regular meeting on April 29, 2002 recommended approval of the attached substitute ordinances and occupancy of the blood plasma center conditioned on Common Council's approval of the zoning change and amendment of the DIZ.

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Gordon