



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

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March 13, 2019

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

Dear Committee Members:

File Numbers. 181536 and 181538 relates to the establishment of a Site Plan Review Overlay Zone (SPROZ) known as 6000 S. 6th Street (181536) and its corresponding design standards (181538), for a portion of the property located at 6000 South 6th Street, on the east side of South 6th Street, north of West College Avenue, in the 13th Aldermanic District.

These files seek to create a SPROZ and establish its design standards. The overlay is located on the westerly 50 feet of the site, on the east side of 6th street from the access drive on the site north to the property line. This overlay will preserve the existing vegetation and berm unique to this site to provide additional landscape buffer screening above and beyond what would otherwise be required.

On November 12, 2018, the CPC held a public hearing regarding file number 171864, which relates to the change in zoning from Multi-Family Residential (RM1) to Industrial (IL1) for the northern portion of the property located at 6000 South 6th Street. The applicant, MKE Industrial Park LLC, wished to utilize the property for light industrial purposes, while the southern portion of the site would remain zoned as residential. At that meeting, neighbors across the street to the site expressed concern regarding the proposed zoning change, and particularly the screening along South 6th Street. There is significant existing vegetation and a berm that provides a buffer from the site to the residences across 6th Street. The CPC moved to hold the zoning file to provide an opportunity to review the proposal further. To address the concerns of residents regarding preserving the existing screening along 6th Street, subject file 181536 establishes an overlay zone that is 50 feet wide measured from the west property line of the subject site, north of the existing access drive.

The items were considered again at the February 11, 2019 City Plan Commission, and at that meeting, the alderman requested to hold the files, as he wanted further confirmation from the owner/applicant regarding proposed development plans and future uses for the site. Additionally, there was some confusion with respect to how and from what grade level the height of the berm/hill would be measured. After the meeting, the owner/applicant met the alderman at one of his existing sites and provided an overview of the types of uses that he is contemplating for the subject site, should it be rezoned. Additionally, a diagram was added to the design standards document that demonstrates the reference level for the berm/hill and the zones in which the height of the berm/hill may be reduced, and where it must be retained.

The design standards requires that there is a 50 foot wide buffer along 6th Street north of the access drive for any uses on the site, and specifically regulates what must be within that buffer area along 6th Street in order to screen unsightly activities or buildings from the residences located on the west side of 6th Street. The buffer area shall include the existing vegetation and berm/hill as shown in the site photos attached to design standards document and shall be maintained at its existing berm/hill height, width and vegetation along South 6th Street. The design standards include other stipulations about plantings and their



maintenance.

On March 11th, a hearing was held on the subject file and the applicant, Greg Schaal, spoke in favor of the overlay, the corresponding CSM, and keeping the berm in place for the neighbors. The Chair also spoke about the visit to one of the applicant's other evidence management facilities, much like he is planning for the subject site pending the rezoning (File No. 171864). Since the proposed establishment of the overlay and approval of the design standards will preserve the existing vegetation and berm/hill along a portion of 6000 South 6th Street to provide a substantial buffer to the residents across 6th Street, and is consistent with the recommendations of the Milwaukee Aerotropolis Development Plan, the City Plan Commission, at its regular meeting on March 11, 2019, recommended approval of the subject.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Witkowski