

November 8, 2010

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

Dear Committee Members:

File No. 100768 relates to a change in zoning from Industrial Light to Industrial Heavy, on land located north of West Hopkins Street and east of North 35th Street, in the 1st Aldermanic District.

This zoning change was applied for by Hopkins Development Group, LLC, and will allow for two existing parcels to be reconfigured through a Certified Survey Map with land currently zoned Industrial Heavy to facilitate the industrial expansion of an existing business (Integrated Mail, Inc). The future CSM parcel cannot have mixed zoning. Integrated Mail Industries (though its affiliate, Hopkins Development Group) is assembling land for expansion of its manufacturing facility at 3410 West Hopkins Street. A second parcel may be used by the Redevelopment Authority to create a stormwater detention area to serve businesses in the 30th Street Industrial Corridor. The IH zoning is appropriate for future development of this area and will facilitate job retention and creation in the corridor.

These properties are located within the Near North Side Comprehensive Area Plan. The plan's recommendations are consistent with the proposed future expansion of an existing industrial use at this site

On November 8, 2010, a public hearing was held and at that time nobody spoke in opposition to the file. Since the proposed change allows for future expansion of an existing industrial use and is consistent with the Near North Side Comprehensive Area Plan recommendations, the City Plan Commission at its regular meeting on November 8, 2010 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Ashanti Hamilton