

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. 100766 relates to the Second Amendment to a Detailed Planned Development known as RGS Warehouse, to allow for site plan modifications, on lands located on the west side of South 6th Street and north of West College Avenue, in the 13th Aldermanic District.

This zoning amendment was requested by Gregg and Scott Lindner to permit an increase in trailer and automobile parking, as well as add a guard house at the parking lot entrance, and make modifications to the fencing, stormwater management, and landscaping on the site. Specifically, the proposal would increase the parking lot to add spaces for approximately 170 semi trailers and 40 automobiles, to accommodate the growth and expansion of an existing tenant. In order to secure the parking lot, fencing will be added along the perimeter of the site to match the existing fence. Opaque slats will be added to the fence, which will be 6 feet high with three strands of wire along the top, to further screen the parking from the abutting properties. Additionally, a new guard shack will be added at the entrance, which will be gate controlled. The security of the parking is critical in retaining General Mills as a tenant. The existing driveway will be shifted to the north of the site to improve traffic flow throughout the lot.

The project is consistent with the Southeast Side Comprehensive Area Plan recommendations in that it is clustered in an industrial uses area near the airport. It is also screened with appropriate landscaping.

On November 8, 2010, a public hearing was held and at that time several people, including Tom Rave of the Airport Gateway Business Association and Gateway to Milwaukee, and the Alderman's office, spoke in favor of the proposal. One neighbor to the north was opposed to the project, and requested that a berm be placed along the shared property line to alleviate noise concerns; however, a berm is not possible at this location because the bioswales for stormwater management must run along the property line. Since the proposed change is consistent with the previously approved DPD and the recommendations of the Southeast Side Comprehensive Area Plan, 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. Terry Witkowski