



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

Lafayette L. Crump
Commissioner

Vanessa L. Koster
Deputy Commissioner

12th Ald. District
Ald. Perez

CITY PLAN COMMISSION
ZONING REPORT

Ordinance File No. 220876

Location: 212 East Mineral

**Applicant/
Owner:** Charlie L. Hutchinson (applicant)

**Current
Zoning:** Industrial Heavy (IH)

**Proposed
Zoning:** Industrial Commercial (IC)

Proposal: This zoning change was requested by Charlie L. Hutchinson, who plans to purchase the property from the current owner, Denmark HD LLC. The Industrial Commercial (IC) zoning will allow a broader mix of commercial and industrial uses on the site. The IC zoning district is intended primarily for light industrial uses that utilize small and medium-sized buildings and do not have extensive outdoor operations or storage uses. This district also provides for the orderly conversion of certain older industrial and warehousing buildings to commercial and office uses with less traffic generation than uses located on more intensive commercial retail corridors. Retail uses are considered accessory or complementary to the primary light manufacturing nature of the district. Areas and sites zoned IC have an urban character and are more pedestrian-scaled than other, vehicular-traffic-dominated corridors.

The applicant intends to redevelop the existing building into multiple tenant spaces for uses that could include co-working space, maker space, and a taproom with community gathering space. Any uses not allowed under the IC zoning district would require Board of Zoning Appeals approval. A surface parking lot adjacent to the building will provide on-site parking for the occupants.

Adjacent Land Use: Properties adjacent to the subject site are zoned as Industrial Heavy (IH).

Consistency with

Area Plan:

This property is located within the Harbor District Water and Land Use Plan (WaLUP) Area. The WaLUP was adopted by the Common Council in February of 2018. The 2021 Industrial Land Analysis (ILA) is also relevant to this area, given the consideration of industrial zoning. This property is located in the First Street sub-area of the Plan (pages 78-84), and even more specifically as part of the Barclay Street corridor with Light Industrial (“makers,” live/work, work/sell, etc.) as the preferred land uses. The WaLUP recommends the following for this portion of the Barclay Street corridor to be maintained “... as a light industrial and “maker” corridor, providing employment and innovation opportunities with flexible building forms that can adapt to a variety of businesses. Housing should be discouraged, except in a live/work arrangement, to preserve the employment and innovation focus of the corridor. Retail should also be discouraged, unless as part of a make/sell arrangement or other use complementary to the light industrial “maker corridor.” (page 80). The applicant’s application specifies that the goal of the zoning change is to provide a space for makers of all kinds – brewers, fine arts, business startups, all in one diverse building. The ILA recommendations for the Harbor District include “prioritizing space for manufacturers within the Barclay Street maker corridor, including considering this area for zoning as a MaKE Zone,” (page 80) which will be given future consideration, and will be consistent with the IC zoning district. The proposed rezoning from IH to IC is consistent with the recommendations of the Comprehensive Plan.

**Previous City
Plan Commission**

Action:

None.

**Previous Common
Council Action:**

None.

Staff

Recommendation:

Since the zoning change will allow a wider mix of uses within the existing building, and the proposal is consistent with the comprehensive plan, staff suggests that the City Plan Commission recommends approval of the subject file.