



December 5, 2022

The Honorable Members of the City Plan Commission
809 North Broadway
Milwaukee, WI 53202

RE: Rezoning request for 212 East Mineral

Dear Commission Members,

On behalf of the Milwaukee Harbor District and Business Improvement District #51, I am writing to share our support for the application for rezoning 212 East Mineral Street from Industrial Heavy (IH) to Industrial Commercial (IC).

This zoning change was considered in the Harbor District Water and Land Use Plan (WaLUP) that City of Milwaukee adopted in February of 2018. This property lies in the sub-district identified as the First Street Corridor. It also is in the area of Barclay Street between National Avenue and Scott Street with a goal of creating an employment and innovation corridor. This was envisioned as a light industrial and “maker” corridor, providing employment and innovation opportunities with flexible building forms that can adapt to a variety of businesses. The WaLUP further defined the goals for that corridor such that retail should be discouraged, unless as part of a make/sell arrangement or other use complementary to the light industrial “maker corridor.”

We appreciate the thoughtfulness of the DCD staff’s review of the property and their commitment to working with the Harbor District in the nascent planning efforts of this area. We believe the new property owners will bring beneficial investment, restore the property, and bring positive activity to this section of the district, and we look forward to working together to ensure that this area is a thriving district for all who work and visit here.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Tia Torhorst".

Tia Torhorst
CEO, Milwaukee Harbor District
Director, Business Improvement District #51

**600 E GREENFIELD AVE, ROOM 124
MILWAUKEE, WISCONSIN 53204
HARBORDISTRICT.ORG**