



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

March 27, 2024

To the Honorable Members of the
Zoning, Neighborhoods, and Development Committee
City of Milwaukee
City Hall, Room 301-B

Dear Committee Members:

File Number 231461 refers to the change in zoning from Industrial Commercial, IC, to Industrial Mixed, IM, for the properties located at 324 North 15th Street and 1357-1439 West St. Paul Avenue, on the south side of West St. Paul Avenue, west of North 13th Street, in the 4th Aldermanic District.

Consistent with the recommendations of the Menomonee Valley 2.0 Plan, St. Paul Avenue from N. 9th Street to N. 25th Street was rezoned to the current IC zoning in 2016. The currently proposed zoning change to rezone this site from IC to IM was requested by Sunset Investors St. Paul, LLC to allow other uses on the two sites including but not limited to multi-family residential and an animal boarding facility.

The City Plan Commission held a public hearing regarding this item during its meeting on Monday, March 25th. Prior to the meeting, 3 letters were submitted in opposition by nearby industrial businesses, and one letter of support was provided by a nearby architectural firm. At the meeting, DCD Planning staff presented the staff findings that the proposed zoning change is in direct conflict with the Comprehensive Plan and will adversely impact the public health, safety, and welfare, and recommended that the zoning change be denied. Representatives of Menomonee Valley Partners also provided testimony expressing strong concerns for the allowance of residential uses in the Valley in order to protect the existing manufacturing businesses, preserve lands in the Valley for industrial and other job-creating uses, and the public health, safety and welfare of residents based on the proximity of this site to an intense manufacturing use.

The applicant provided a presentation on the existing deteriorated conditions of the building and site, including environmental and structural analysis, and indicated that rezoning the site to IM to allow for residential uses is the only feasible re-use of the building. A number of nearby business and property owners as well as 4th District Ald. Bauman testified in support of the zoning change, stating their desire to see the site and building preserved, secured, and cleaned up.

At the conclusion of the hearing, by a vote of 3-2 with one member abstaining, the City Plan Commission recommended approval of the rezoning of the parcel at 324 North 15th Street, where the existing building is located, and recommended denial of the rezoning of the vacant parcel at 1357-1439 West St. Paul Avenue.



Sincerely,

 for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

c: Ald. Bauman