



In-Place Machining Co.  
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[www.inplace.com](http://www.inplace.com)

February 3, 2012

**To:** City of Milwaukee Planning Commission  
[planadmin@milwaukee.gov](mailto:planadmin@milwaukee.gov)

**Ref:** File 111181, Trinitas Development on Keefe

**The purpose of this letter is to express our strong opposition to the proposed change of zoning to accommodate the Trinitas Development on Keefe residential project. We object to any change in zoning that would allow non-industrial development within the Riverworks Industrial BID #25.**

In-Place Machining Company designs and builds specialized machine tools, and we provide precision on-site and in-shop machining and measurement services to companies around the world on a 24/7/365 basis. We serve manufacturing, scientific and government customers, and we are a world leader our industry. In 2011 In-Place Machining Company:

- Paid \$ 387,640 in property taxes to the City of Milwaukee.
- Paid \$ 487,320 in FUTA, SUTA and FICA taxes. This does not include taxes paid by our employees.
- Had a total payroll over \$6,000,000

Since its founding in 1967 In-Place Machining Company has been located in and committed to the City of Milwaukee. Our investment is based on our reliance that the City is serious about attracting and retaining an industrial base.

- In 1997 we built a new \$1.3 million industrial building on the former AMC / Chrysler Motors brown-field site.
- In 2003 we invested an additional \$ 1.6 million in a 32,500 sq ft high crane building.
- In 2011, after the City agreed not to allow development of the Courthouse Sports Complex across the street from us, and committed that the area would remain exclusively an industrial area, we added a \$2.0 million expansion that includes a one-of-a-kind 160,000 gallon underwater machining test tank. (see photos below)



**In-Place Machining Company is an industrial company in an industrial area, and investment in our company is an investment in the industrial base of the City of Milwaukee, the State of Wisconsin, and the United States of America.**

And In-Place Machining Company is not unique in the Riverworks Industrial area. Although we have the newest building on the outside, like us, our industrial neighbors have made and continue to make huge and ongoing investments in equipment, infrastructure, and employees.



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Allowing development of a 260 unit / 700 bed residential building in the Riverworks Industrial area is inconsistent with, and detrimental to the activities of In-Place Machining Company and the other industrial companies in the area.

We believe it is critical that the City demonstrate its commitment to attracting and retaining industry by establishing and maintaining well defined and stable industrial zones, of which Riverworks is one. As a business we should not and cannot continue to be subject to a regular barrage of requests to allow commercial and/or residential development in our industrial area. It is a waste of time and resources, and is a huge disincentive for any company looking for a stable environment in which to locate and hopefully grow.

Please feel free to call me at any time at 414-759-7555 to discuss this issue.

Respectfully,  
In-Place Machining Company

A handwritten signature in black ink, appearing to read "Jonathan D. Eder".

Jonathan D. Eder, PE  
President

Copy To:

**Mr. Tom Barrett - Office of the Mayor**

Email: [mayor@milwaukee.gov](mailto:mayor@milwaukee.gov)

**Alderman Milele A. Coggs – 6<sup>th</sup> District**

Email: [mcoggs@milwaukee.gov](mailto:mcoggs@milwaukee.gov)

**Alderman Nik Kovac – 3<sup>rd</sup> District**

Email: [nkovac@milwaukee.gov](mailto:nkovac@milwaukee.gov)

**Department of City Development**

Ms. Janet Grau

Email: [JGrau@milwaukee.gov](mailto:JGrau@milwaukee.gov)