



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

Rocky Marcoux
Commissioner
rmarco@milwaukee.gov

Martha L. Brown
Deputy Commissioner
mbrown@milwaukee.gov

March 13, 2019

To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 205

Dear Committee Members:

File No. 171864 relates to the change in zoning from Multi-Family Residential, RM1, to Industrial-Light, IL1, for the northern portion of the property located at 6000 South 6th Street, on the east side of South 6th Street, north of West College Avenue, in the 13th Aldermanic District. The site is currently vacant, and a Certified Survey Map (CSM) has been approved to divide the site into two parcels. The owner, MKE Industrial Park LLC, seeks to rezone the northern portion from Multi-Family Residential (RM1) to Industrial (IL1) to permit light industrial uses on the site. The southern portion of the site will remain zoned as residential, consistent with the zoning adjacent to that part of the site.

This file was originally heard at the November 12, 2018 City Plan Commission meeting, and at that time two neighbors spoke in opposition to the rezoning, citing concerns over screening and the berm along 6th Street, among other things. Additionally, staff received a letter of objection from another neighbor. Due to these concerns the Commission moved to hold this file in committee. To resolve these issues, a Site Plan Review Overlay Zone (SPROZ) and associated design standards are proposed and will be heard prior to this file (File Numbers 181536 & 181538). The overlay requires that there is a 50 foot wide buffer along 6th Street north of the access drive for any uses on the site, and specifically regulates what must be within that buffer to screen unsightly activities or buildings from the residences.

This item was considered again at the February 11, 2019 City Plan Commission, and at that meeting, the alderman requested to hold the file, as he wanted further confirmation from the owner/applicant regarding proposed development plans and future uses for the site. After the meeting, the owner/applicant met the alderman at one of his existing sites and provided an overview of the types of uses that he is contemplating for the subject site, should it be rezoned.

The item was reconsidered at the March 11, 2019 meeting, and the applicant provided an overview of the site visit to the commissioners. Since the proposed zoning change for the north portion of the subject site to industrial is consistent with the zoning to the north, east, and west of the site, is consistent with the comprehensive plan recommendations, and the Site Plan Review Overlay Zone files (181536 and 181538) will ensure that the existing berm/hill will be preserved, the City Plan Commission, at its regular meeting on March 11, 2019, recommended approval of the subject

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Witkowski

