



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

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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. 181599 relates to the change in zoning from Local Business, LB2, to Institutional, TL, for the properties located at 1200 and 1222 West Wells Street, on the north side of West Wells Street, west of North 12th Street, in the 4th Aldermanic District.

This zoning change, requested by Marquette University, will change the zoning for the two parcels from Local Business (LB2) to Institutional (TL) to consolidate the zoning with the adjacent site (an existing parking structure owned by Marquette University) to the west, which is zoned TL.

The buildings on the subject sites were razed in summer of 2018, and the site, which was previously occupied by a dry cleaner, was subsequently remediated. Since that time, it has been used as staging during the construction of Marquette University's Athletic and Human Performance Research Center. Now, the University plans to transition the sites to a 75 space surface parking lot until future development occurs. A Certified Survey Map is currently underway to join the parcels once the zoning is changed, provided the zoning change is approved by the Common Council. A principal use parking lot is a Special Use in the TL zoning district, and as such will require approval from the Board of Zoning Appeals (BOZA).

On March 11, 2019, a public hearing was held and at that time representatives from Marquette University spoke about the plans for the site. Since the proposed zoning change is consistent with the zoning of a substantial portion of the Marquette University campus and will allow for the land to be joined with the parcel to the west, the City Plan Commission, at its regular meeting on March 11, 2019, recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Bauman

