



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

April 24, 2019

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

Dear Committee Members:

File No. 181875 relates to the change in zoning from Industrial-Heavy, IH, to Industrial-Mixed, IM, for the property located at 1958 South 1st Street, on the east side of South 1st Street, south of East Anderson Avenue, in the 12th Aldermanic District.

This zoning change, requested by Wangard Partners, Inc. would allow a mix of commercial uses on the site. The current (IH) zoning allows mostly industrial uses. This site is also located within the newly established Harbor District Riverwalk Site Plan Review Overlay Zone (FN 180945), and future development on the site would trigger approval of a Riverwalk design and require construction of a Riverwalk along the south end of the site.

On April 22nd, a public hearing was held on the subject file and Mark Lake from Wangard spoke about the potential project for the site. He described their plans for a multi-story mixed-use development with approximately 200 apartments and 10,000 square feet of office space. Since the proposed zoning change will allow for a mix of commercial uses on the site, consistent with the recommendations of the Southeast Side Plan, the City Plan Commission, at its regular meeting on April 22, 2019, recommended the subject file for passage.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Perez

