



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

July 12, 2021

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

Dear Committee Members:

File No. 210166 relates to the change in zoning from Multi-Family Residential, RM1, to Industrial Light, IL2, for the property located at 3220 West Pierce Street, on the north side of West Pierce Street, east of South 34th Street, in the 8th Aldermanic District.

This zoning change was requested by the City of Milwaukee's Department of City Development (DCD) and will allow the subject site to be combined in the future with 3238 West Pierce Street, zoned IL2, to facilitate the expansion of an adjacent business. Parcels with different zoning cannot be combined. The site, which is currently vacant, was acquired by the City in 2013 and was the former site of a multi-unit apartment house, demolished in 2011. According to DCD Land Disposition Report, the City received an unsolicited offer for the lot from MRC Enterprises, LLC to allow the expansion of B & B Pallet Company, a local pallet supplier.

The City Plan Commission held a public hearing regarding this item at its regularly scheduled July 12, 2021 meeting, and no members of the public attended to comment on the proposed zoning change. Since the proposed zoning change will allow the property to be combined with the parcel to the west to facilitate future expansion of an existing business and is consistent with the recommendations of the Near South Side Area Plan, the City Plan Commission at its regular meeting on July 12, 2021 recommended approval of the subject file.

Sincerely,

for
Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Zamarripa

