



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

CITY PLAN COMMISSION --

Resolution approving changes to the site and existing building previously occupied by Walmart located at 5825 West Hope Avenue, on the east side of North 60th Street, north of West Capitol Drive, relative to the Midtown Center Development Incentive Zone (DIZ) overlay established by Section 295-91.0044 of the former Milwaukee Code, in the 2nd Aldermanic District.

- Analysis -

This resolution approves site work and building alterations for the property located at 5825 West Hope Avenue relative to the Midtown Center DIZ performance standards.

Whereas, The City of Milwaukee has established performance standards for the review of new developments and alterations to existing buildings and site work at properties located within the Midtown Center Development Incentive Zone, which is generally bounded by West Congress Street, West Fond du Lac Avenue, North 54th Street, West Capitol Drive, and North 60th Street, and was established by Section 295-91.0044 of the former Milwaukee Code; and

Whereas, The Midtown Center DIZ performance standards prescribe, among other things, a permitted and prohibited use list and regulations relating to pedestrian connections, landscaping, screening, building façade and material standards and signage; and

Whereas, AFS Milwaukee, LLC is proposing to reuse 107,500 square feet of the 150,000 square foot former Walmart building as a self-service storage facility; and

Whereas, AFS Milwaukee, LLC is proposing to add an internal drive-through to the building as part of the self-service storage facility use, and the DIZ overlay use list permits a drive-through use but is subject to a public hearing and approval by the City Plan Commission ; and

Whereas, AFS Milwaukee is requesting a deviation from the DIZ overlay use list to allow a self-service storage facility, which is being considered under a separate file; and

Whereas, Proposed site changes include de-paving a portion of the existing parking lot and proposed building alterations include the addition of a new entrance for the self-storage facility and additional windows and retail spaces on the north portion of the building, among other modest exterior changes; and

Whereas, The City Plan Commission finds that the proposed site work and building alterations are consistent with the established design standards; and, therefore, be it

Resolved, By the City Plan Commission of Milwaukee that the proposed site work and building alterations within the Midtown Center Development Incentive Zone are hereby approved; and, be it



Further Resolved, That the owner, or their assignees, are responsible for maintaining site improvements in accordance with approved plans; and, be it

Further Resolved, That the Department of City Development is authorized to review and approve minor modifications, such as building and site signage of said building deemed necessary to complete the development and which are consistent with the approved design standards and the Milwaukee Code.

CPC 09/25/23