



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 the request for a deviation from the performance standards established by the Midtown Center Development Incentive Zone (DIZ) overlay to allow an indoor self-storage facility as a permitted use within a portion of the former Walmart building at 5825 West Hope Avenue, located on the east side of North 60th Street, north of West Capitol Drive, in the 2nd Aldermanic District.

- Analysis -

This resolution approves the request for deviation from the Midtown Center DIZ performance standards as they relate to the permitted and prohibited use list.

Whereas, The City of Milwaukee Common Council approved the establishment of a Tax Incremental District (TID #42) in 2000 to support the redevelopment of the former Capitol Court regional shopping center and adjacent parcels with detailed objectives to, among others, strengthen the economic vitality of the near north side and Capitol Court (Midtown Center), promote the coordinated development of vacant or underutilized land and spaces within buildings for appropriate commercial/office, commercial/service, retail and/or public uses, impose mandatory standards for property rehabilitation and development, including the aesthetic treatment of large buildings and parking lots to connect with potential pedestrian activity, and create new employment opportunities; and

Whereas, To help carry out the priorities set forth in the TID Project Plan and promote the intention of the comprehensive plan, the City of Milwaukee's Common Council approved the establishment of the Midtown Development Incentive Zone, which contains 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 include a permitted and prohibited use list, and an indoor self-service storage facility is not a permitted use within the overlay; and

Whereas, AFS Milwaukee is requesting to deviate from the Midtown Center DIZ use list to allow 107,500 square feet of the existing building to be utilized as an indoor self-service storage facility; and

Whereas, As part of the proposal, 47,500 square feet of the existing building would be reserved for commercial uses, minor alterations would be made to the building, and a portion of the existing parking lot would be de-paved; now, therefore be it



Resolved, By the City Plan Commission of Milwaukee that the Commission finds that the proposed deviation meets the criteria set forth in the ordinance that the purpose of the overlay zone has been met, the deviation improves the aesthetics of the site, addresses one or more unique site features that make the application of the standards impractical, and is consistent with the comprehensive plan, and is 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 guidelines and the Milwaukee Code.

CPC 09/25/23