



**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 plans for a battery storage facility, defined as an outdoor substation/distribution equipment, as it relates to a Site Plan Review Overlay Zone known as Church for Balm of Gilead established by Section 295-91.0031 of the former zoning code, located at 6100 and 6200 North 84<sup>th</sup> Street, on the east side of North 84<sup>th</sup> Street, south of West Bender Avenue, in the 2<sup>nd</sup> Aldermanic District.

- Analysis -

This resolution approves elements of the plans for a battery storage facility as they relate to a Site Plan Review Overlay Zone located at 6100 and 6200 North 84<sup>th</sup> Street, on the east side of North 84<sup>th</sup> Street, south of West Bender Avenue.

Whereas, The City of Milwaukee established design standards for the review of new developments and site work on properties located within a Site Plan Review Overlay Zone, generally West Bender Avenue to the north, the Granville WE Energies substation to the east, a railroad to the south, and North 84<sup>th</sup> Street to the west, and established by Section 295-91.0031 of the former Milwaukee Code; and

Whereas, This zoning overlay was established in 1998 to guide future development, which had been anticipated to be residential, with respect to setbacks, landscaping, lighting, and site access; and

Whereas, This site has remained vacant for several years, and Black Mountain Energy Storage is proposing to construct a battery storage facility on the subject 32-acre site, adjacent to the WE Energies Granville substation; and

Whereas, The underlying zoning of the subject sites is Single-Family Residential, RS4, and the use list and design standards (where the overlay zone is silent) continue to apply to the proposal, as well as any other applicable sections of the Milwaukee Code of Ordinances; and

Whereas, The proposed use, a battery storage facility, has been classified by the Department of Neighborhood Services as an outdoor substation/distribution equipment, which is a permitted use in the RS4 zoning district and requires specific screening elements including opaque fencing around the facility; and

Whereas, The proposed plans meet the applicable zoning overlay standards with respect to setbacks, site access, landscaping, and lighting as reflected in the exhibits; therefore, be it

Resolved, By the City Plan Commission of Milwaukee that the plans for the proposed battery storage facility as they relate to the Church for Balm of Gilead Site Plan Review Overlay Zone are hereby approved with the conditions that, prior to permit issuance, applicant will submit a report from a qualified professional that identifies the specific sound mitigation measures that the applicant will incorporate into the final site design, including identifying any landscaping and screening elements subject to the standards of this overlay, and an updated noise assessment that confirms that the selected mitigation measures will result in the

project being operated in compliance with City of Milwaukee noise limits; and the applicant will submit an updated landscape plan for review and approval by DCD staff with additional details demonstrating that the plan preserves existing trees and vegetation to the degree possible, 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 APPROVED CONDITIONALLY**