

CITY PLAN COMMISSION --

Resolution approving the site plan and building elevations for the construction of a parking lot and accessory structure and the request for deviation from the design standards established by the overlay located on the property located at 317 East National Avenue, on the south side of East National Avenue, west of South Water Street, in the 12th Aldermanic District, relative to a Development Incentive Zone (DIZ) known as Port of Milwaukee – District B.

- Analysis -

This resolution approves a site plan and building elevations for construction of a parking lot and accessory building at 317 East National Avenue, on the south side of East National Avenue, west of South Water Street, as well as a request to deviate from one of the design standards established by the overlay.

Whereas, The City of Milwaukee has established design standards for the review of new developments and site work on properties located within a Development Incentive Zone, generally located on the east side of South 1st Street, south of East National Avenue and north of East Bay Street, and established by Section 295-1007(2)(b).0020 of the Milwaukee Code; and

Whereas, One design standard set forth by the Port of Milwaukee – District B DIZ restricts the width of a parking lot to 60 feet; and

Whereas, The applicant is requesting a deviation from this design standard to allow a wider parking lot due to unique site constraints associated with the development parcel, including the triangular shape of the site and its location adjacent to railroad tracks and a large grade change at East National Avenue; and

Whereas, The construction of the parking lot and accessory building will facilitate the expansion of an existing business, V. Marchese Inc., located north of this site; and

Whereas, The landscaping and screening of the parking lot exceed the requirements of the DIZ; and

Whereas, The proposed deviation meets the four criteria set forth in the zoning code, including the purpose of the overlay being met, the deviation improves the aesthetics of the site, the deviation addresses one or more unique site factors that make application of the standard impractical; and the deviation is consistent with the comprehensive plan; and

Whereas, Aside from the requested deviation, the site plan and accessory building are generally consistent with the established design standards; and therefore, be it

Resolved, By the City Plan Commission of Milwaukee that the site plan and building elevations for the proposed parking lot and accessory building, and the requested deviation from the design standard in the Development Incentive Zone known as Port of Milwaukee – District B are hereby approved; and, be it

Further Resolved, That the owner, or his 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 05/13/19 APPROVED.