

CITY PLAN COMMISSION --

Resolution approving the request for deviation from the performance standards established by the overlay for the property located at 1120 South Barclay Street, on the east side of South Barclay Street, south of East Washington 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 request to deviate from the performance standards established by the Port of Milwaukee – District B overlay for the property located at 1120 South Barclay Street, on the east side of South Barclay Street, south of East Washington Street, in the 12th Aldermanic District.

Whereas, The City of Milwaukee has established a permitted use list and 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, The use list set forth by the Port of Milwaukee – District B DIZ restricts an assembly hall use; and

Whereas, The applicant is requesting a deviation from this standard to allow an event space (assembly hall) use accessory to the manufacturing use within the building; and

Whereas, The manufacturing use is the primary use of the building, and the owner wishes to provide event space for 200-300 people within the building as well; and

Whereas, Per the zoning code, a use becomes a principal use if it exceeds 10 percent of the floor area of the building, and in this case, an assembly hall will be considered a principal use, which the overlay prohibits; and

Whereas, The Water and Land Use Plan (WaLUP) for the Harbor District specifically identifies this stretch of Barclay Street as a light industrial and maker corridor that provides employment and innovation opportunities with flexible building forms that can adapt to a variety of businesses, the applicant's proposal to provide event space to complement the manufacturing use of this facility is consistent with the recommendations of the WaLUP; 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 therefore, be it

Resolved, By the City Plan Commission of Milwaukee that the requested deviation from the performance standard in the Development Incentive Zone known as Port of Milwaukee – District B is 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.