



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 ZONING REPORT

Ordinance File No. [211402](#)

Proposal:

This file relates to zoning regulations for self-service storage facilities in industrial zoning districts. This ordinance changes the use classification of self-service storage facilities in various industrial zoning districts from permitted use to special use.

**Industrial Land
Analysis:**

In September of 2021, the Common Council adopted an Industrial Land Analysis as an amendment to the Citywide Policy Plan as part of the overall Comprehensive Plan. The Industrial Land Analysis called for updates to the City's zoning code with the goals of protecting and expanding industrial uses and a focus on preserving land for job creation and employment-supporting uses in industrial areas. One of the specific recommendations contained within the Industrial Land Analysis is to update the zoning code to restrict self-storage uses within certain industrial zoning districts According to the Industrial Land Analysis (p. 17):

The City of Milwaukee should consider further restricting storage uses within industrial districts. This could include converting uses including indoor and self-storage to being a Special Use in industrial districts where they are currently permitted within the Industrial-Office, Industrial-Light, and Industrial-Heavy districts. The number of self-storage facilities has increased across the country because of high demand and their profitability. They can, however, be detrimental to industrial areas because they reduce the amount of land available for job creating manufacturing uses, potentially detracting from the employment and other goals of industrial districts. Storage uses are also problematic in commercial areas because these uses may consume large amounts of land, but don't complement commercial activity on pedestrian oriented corridors. In evaluating proposals for storage uses, new construction proposals for self-storage should generally be discouraged. There are, however, certain circumstances in which self-storage may be acceptable:

- *If the first floor is activated with another use, such as office or retail*
- *If the storage use is proposed for an existing building or site that is not suitable for modern manufacturing (or office/residential uses in a district where those uses are permitted)*

- *If the self-storage use will preserve the building, particularly a historically significant building, for another potential use in the future*

Zoning Code

Technical Committee: The Zoning Code Technical Committee held a meeting on January 19th, 2022. It determined that the proposed substitute ordinance change meets the applicable criteria of legality and enforceability, administrative efficiency, and consistency with the format of the zoning code.

Previous City

Plan Action: None.

Previous Common

Council Action: None.

Recommendation:

This proposed zoning code text amendment was a specific recommendation of the recently adopted Industrial Land Analysis and the Industrial Land Analysis also provided relevant criteria that should be considered in reviewing future self-service storage proposals. Therefore, staff recommends that the City Plan Commission approve this file.