



**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

**Ald. Lewis**  
**9<sup>th</sup> Ald. District**

**CITY PLAN COMMISSION**  
**ZONING REPORT**

**Ordinance File No.**      [220299](#)

**Location:**                      6701 West Good Hope Road

**Applicant/  
Owner:**                          HellermannTyton Corporation

**Current  
Zoning:**                              Detailed Planned Development (DPD) known as Good Hope Industrial Center

**Proposed  
Zoning:**                              Minor Modification to the DPD known as Good Hope Industrial Center

**Proposal:**                              This file refers to a Minor Modification to the Detailed Planned Development known as Good Hope Industrial Center to allow additional fencing and other site changes at HellermannTyton's facilities located at 6701 West Good Hope Road, on the south side of West Good Hope Road, west of North 60th Street, in the 9th Aldermanic District.

HellermannTyton Corporation manufactures cable management identification and connectivity solutions for automotive, electrical and Datacom markets, and has been at this location for 8 years. It recently expanded its operations on the site.

This minor modification was requested by HellermannTyton Corporation and will allow additional fencing and other site changes. Currently, a portion of the surface parking lot along Good Hope Road between the building and the street is enclosed with a 5 foot tall decorative metal fence. HellermannTyton proposes to modify the fencing to enclose all of the parking area, as well as secure the entrance to the site along Good Hope. Other site changes include the addition of a modular guard shack, turnstile, operable gates, raising arm barriers, expanding visitor parking and the addition of a pickup/drop off lane with crosswalk.

**Adjacent Land Use:**                      The Uihlein Soccer Park is located directly west of the site, and is in the Parks zoning district (PK). The W.H. Brady Company Corporate Center General Planned

Development and Detailed Planned Developments are located directly east of the site. Properties across W Good Hope Rd. to the north include a country club and golf course, zoned as Institutional District (TL), and other properties zoned as Commercial Service (CS).

**Consistency with  
Area Plan:**

This site is located within the Northwest Side Comprehensive Area Plan boundary. The Minor Modification to the DPD is consistent with the recommendations of the Plan.

**Previous City  
Plan Action:**

2/15/2016 – The City Plan Commission recommended conditional approval of the 1st Amendment to a Detailed Planned Development known as Good Hope Industrial Center for expansion of HellermannTyton. **(FN 151449)**

6/09/2014 – The City Plan Commission recommended approval of a minor modification to the Detailed Planned Development known as Good Hope Industrial Center for site changes on land located at 6701 West Good Hope Road. **(FN 140197)**

*[Files prior to HellermannTyton's acquisition of the site below]*

03/10/2014 – The City Plan Commission recommended approval of a substitute resolution relating to a minor modification to the Detailed Planned Development known as Good Hope Industrial Center, for site changes, on land located on the south side of West Good Hope Road, west of North 60<sup>th</sup> Street (FN 131372).

02/18/2013 – The City Plan Commission recommended approval of a minor modification to the Detailed Planned Development known as Good Hope Industrial Center to permit additional signage and an additional fence along the existing parking lot (FN 121452).

07/18/2005 – The City Plan Commission recommended conditional approval of a minor modification to the Detailed Planned Development known as Good Hope Industrial Center to permit a fence along the western property line (FN 050352).

07/07/2004 – The City Plan Commission recommended approval of an amendment to the General Planned Development and change in zoning from GPD to Detailed Planned Development known as Good Hope Industrial Center to permit a second building as part of future phase 2 (FN 040158).

05/14/2001 – The City Plan Commission recommended approval of a minor modification to the Detailed Planned Development known as Good Hope Industrial Center to permit two tenant building signs for "WITCO" (FN 010060).

01/2000 – The City Plan Commission recommended approval of a detailed plan for Phase 1 of a general planned development known as Good Hope Industrial Center

and the change in zoning from General Planned Development to Detailed Planned Development, lands located on the south side of West Good Hope Road and east of North 68th Street extended. ***Established a Detailed Planned Development for the site. (FN 961664)***

01/2000 – The City Plan Commission recommended approval the change the zoning from Single Family Residence (R/F- 3/40) to General Planned Development, for lands located on the south side of West Good Hope Road and east of North 68th Street extended. ***Established a General Planned Development for the site. (FN 961664)***

**Previous Common  
Council Action:**

3/29/16 – A substitute ordinance relating to the 1st Amendment to a Detailed Planned Development known as Good Hope Industrial Center for expansion of Hellermann-Tyton's facilities at 6701 West Good Hope Road, located on the south side of West Good Hope Road, west of North 60th Street, in the 9th Aldermanic District. ***Allowed for a building addition as well as a fire access lane, employee parking and loading dock areas. (FN 151449)***

6/24/2014 – The Common Council approved a minor modification to the Detailed Planned Development known as Good Hope Industrial Center for site changes on land located at 6701 West Good Hope Road. **(FN 140197)**

*[Files prior to HellermannTyton's acquisition of the site below]*

04/02/2014 – The Common Council approved of a substitute resolution relating to a minor modification to the Detailed Planned Development known as Good Hope Industrial Center, for site changes, on land located on the south side of West Good Hope Road, west of North 60<sup>th</sup> Street (FN 131372).

02/27/2013 – The Common Council approved a minor modification to the Detailed Planned Development known as Good Hope Industrial Center (FN 121452).

10/18/2005 – The Common Council approved the minor modification to the Detailed Planned Development known as Good Hope Industrial Center to permit a fence along the western property line (FN 050352).

07/07/2004 – The Common Council approved an amendment to the General Planned Development known as Good Hope Industrial Center to permit a second building as part of future phase 2 (FN 040158).

05/30/2001 – The Common Council approved a minor modification to the Detailed Planned Development known as Good Hope Industrial Center to permit two tenant building signs for "WITCO" (FN 010060).

2/8/2000 – The Common Council approved a detailed plan for Phase 1 of a general planned development known as Good Hope Industrial Center and the change in zoning from General Planned Development to Detailed Planned Development, lands located on the south side of West Good Hope Road and east of North 68th Street extended. ***Established a Detailed Planned Development for the site. (FN 961665)***

2/8/2000 – The Common Council approved the change the zoning from Single Family Residence (R/F- 3/40) to General Planned Development, for lands located on the south side of West Good Hope Road and east of North 68th Street extended. ***Established a General Planned Development for the site. (FN 961664)***

**Recommendation:**

Since the proposed minor modification will allow HellermannTyton to modify the fencing and secure the access points on their site, staff suggests that the City Plan Commission recommends approval of the subject file.