

CITY PLAN COMMISSION --

Resolution approving the request for a deviation from the performance standards established by the Midtown Center Development Incentive Zone (DIZ) overlay to allow an indoor wholesale and distribution facility as a permitted use within the former Lowe's building at 5800 West Hope Avenue, located on the south side of West Fond du Lac Avenue, east of North 60th Street, in the 2nd Aldermanic District.

- Analysis -

This resolution approves the request to deviate from the Midtown Center DIZ performance standards as they relate to the permitted and prohibited use list.

Whereas, The City of Milwaukee has established performance standards for the review of new developments and alterations to existing buildings and site work properties located within the Midtown Center Development Incentive Zone, which is generally bounded by West Congress Street, West Fond du Lac Avenue, North 54th Street, West Capitol Drive, and North 60th Street, and was established by Section 295-91.0044 of the former Milwaukee Code; and

Whereas, The Midtown Center DIZ performance standards include a use list, and the proposed use, an indoor wholesale and distribution facility, within the former Lowe's building is not a permitted use; and

Whereas, Phoenix Midtown LLC, the owner of the building, is requesting to deviate from these performance standard to allow the former Lowe's building to be reused as an indoor wholesale and distribution facility; and

Whereas, Phoenix Midtown LLC, the owner of the building, has also requested a minor amendment to the West Side Area Plan to modify the land use recommendations to indicate that if it is determined that commercial is no longer a feasible use for the former Lowe's store, a broader range of uses may be considered, including distribution and light manufacturing; and

Whereas, The deviation is being requested because the former Lowe's building, which has been vacant since 2009, suits the needs of the proposed use; and, therefore, be it

Resolved, By the City Plan Commission of Milwaukee that the proposed deviation meets the criteria set forth in the ordinance that the purpose of the overlay zone has been met, the deviation improves the aesthetics of the site, addresses one or more unique site features that make the application of the standard impractical, and is consistent with the comprehensive plan (provided the West Side Area Plan amendment is approved), and is hereby approved conditioned on Common Council approval of File Number 180045, the proposed amendment to the West Side Area Plan; 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 05/07/18 CONDITIONALLY APPROVED.