



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

NOTICE OF PUBLIC HEARING

**CITY OF MILWAUKEE - City Plan Commission
809 North Broadway
Milwaukee, Wisconsin**

September 13, 2023

PLEASE NOTE: A zoning change or approval is being considered for the property within the boundary shown on the map on the reverse side of this notice. If your property is not within the zoning boundary, then you are receiving this notice because your property address is within 200 feet.

DEAR PERSON OF INTEREST:

The City Plan Commission will hold a public hearing regarding a request to deviate from the performance standards established by the Midtown Center Development Incentive Zone (DIZ) overlay to allow an indoor self-storage facility as a permitted use within a portion of the former Walmart building, and approve proposed changes to the site and existing building located at 5825 West Hope Avenue, on the east side of North 60th Street, north of West Capitol Drive, in the 2nd Aldermanic District. The Midtown Center DIZ was approved in 2000 for the properties within the boundary shown on the back of this notice, and establishes permitted and prohibited uses, as well as design standards for developments within the overlay.

The approximately 150,000 square foot building was previously occupied by Walmart and has been vacant since 2016. The applicant, AFS Milwaukee, LLC, purchased the building in 2022, and is requesting to utilize a portion of the building as a self-storage facility, which is a prohibited use. A deviation from the overlay use list is necessary to allow this use. Changes will be made to the existing building, including the addition of an indoor drive-through facility (which also requires a public hearing) for the self-storage customers to unload their items, a new entrance for the storage facility on the west side of the building, and the addition of more windows along the north portion of the existing building, which will be reserved for new commercial tenant spaces. A portion of the existing parking lot is proposed to be de-paved and replaced with grass. The existing open space on the east side of the building would remain. **Please refer to the reverse side of this notice for map details.**

Date: Monday, September 25, 2023

Time: 1:30 p.m. (Public Hearing scheduled for 2:15 p.m.)

Location: 1st Floor Boardroom – 809 N. Broadway

Virtual meeting access/participation information: See City Plan Commission website at:
<https://city.milwaukee.gov/CPC>.

This meeting will be hosted both in-person and online.



This is a public hearing. Those wishing to provide testimony relating to this matter are encouraged to do so by emailing Planning staff at CPC@milwaukee.gov at least one business day prior to the start of the meeting. Those wishing to provide testimony during the meeting will be asked to do so by attending the meeting in person or participating virtually. If you prefer to participate virtually, registration information to join the virtual meeting is available on the City Plan Commission website: <https://city.milwaukee.gov/CPC>. When registering, please indicate whether you may wish to speak during your item of interest so that staff can unmute you during the public testimony portion of the hearing.

Additionally, if possible, this meeting will be streamed live on the City Channel's website (Livestream 1 or 2): <https://city.milwaukee.gov/cityclerk/CityChannel>.

Additional documents for this project are available by clicking on the agenda posted on the City Plan Commission website: <https://city.milwaukee.gov/CPC>. After opening the agenda, click on the links for these items and you will see the available documents listed as "Attachments." For further information, please call the City Plan Commission at (414) 286-5726 and ask for details on file number 221406 and 221407, the 5825 W. Hope Av. zoning file. If you wish to submit a letter to the commission regarding this proposed rezoning, you may email CPC@milwaukee.gov.

Sincerely,

 for
Lafayette L. Crump
Executive Secretary
City Plan Commission

