

File No. 211402. A substitute ordinance relating to zoning regulations for self-service storage facilities in industrial zoning districts.

# CITY OF MILWAUKEE INDUSTRIAL LAND ANALYSIS

Building a shared understanding of Milwaukee's current industrial sector and provide a roadmap for future decision-making.



FINAL REPORT  
AUGUST 2021

## Industrial Land Analysis comments regarding self-service storage facilities:

- These facilities can reduce the amount of land available for job creating manufacturing uses
- New construction proposals for self-storage should generally be discouraged
- Instances where this use 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

File No. 211402. Examples of self storage facilities.



File No. 211402. Proposed changes to use table.

<b>STORAGE, RECYCLING AND WHOLESALE TRADE USES</b>					
	IO1/IO2	IL1/IL2	IC	IM	IH
Indoor storage	Y	Y	L	L	Y
Self-service storage	[[Y]] >>S<<	[[Y]] >>S<<	N	N	[[Y]] >>S<<
Outdoor storage	N	Y	N	S	Y