



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 --

Resolution approving a request for a deviation from the performance standards established by the Towne Corporate Park of Granville Development Incentive Zone (DIZ) to allow outdoor storage for ABC Supply Co., Inc., which intends to occupy the site located at 11200 West Heather Avenue, on the north side of West Heather Avenue, east of North Lauer Street, in the 9th Aldermanic District.

- Analysis -

This resolution approves the request to deviate from the Towne Corporate Park of Granville DIZ performance standards relating to an outdoor storage use.

Whereas, The City of Milwaukee has established a permitted and prohibited use list and design standards for the review of new developments and site work on properties located within a Development Incentive Zone, generally located on the south side of West Brown Deer Road, west of North 107th Street, and north and east of Dretzka Park; and

Whereas, ABC Supply Co. is proposing to open a new location at 11200 West Heather Avenue within the overlay, and is a national product supplier headquartered in Beloit, WI whose principal customers are wholesalers and builders located within the surrounding community seeking a close supply chain facility for building trades involved in the building and rehabilitation of homes in the community; and

Whereas, The primary use within the existing building, indoor warehouse distribution facility, is permitted in the overlay, and an outdoor storage component is proposed, which is not allowed by the overlay; and

Whereas, ABC Supply Co. is seeking a deviation from the overlay use list to allow the outdoor storage use on the east and north sides of the site, and is proposing to screen the use, which is set back significantly from the street, with a fence and substantial landscaping; 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, and is hereby approved; and, be it

Further Resolved, That the owner, or their assignee, is 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 guidelines and the Milwaukee Code.

CPC 09/26/22