



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 the request for a deviation from the performance standards established by the Historic Mitchell Street Neighborhood Conservation Overlay Zone (NC) for the property located at 733 West Historic Mitchell Street, on the south side of west Historic Mitchell Street, east of South 8th Street, in the 12th Aldermanic District.

- Analysis -

This resolution approves the request to deviate from the first floor prohibited use list established by the Historic Mitchell Street Neighborhood Conservation Overlay Zone for the building located at 733 West Historic Mitchell Street.

Whereas, The City of Milwaukee has established a corridor plan and use list (collectively, performance standards) for the review of uses located within the first floor commercial spaces of properties located within the Historic Mitchell Street Neighborhood Conservation Overlay Zone, generally located on the east and west sides of Historic Mitchell Street from South 6th Street to South 13th Street; and

Whereas, The overlay restricts certain uses from the first floor of buildings within the boundary and notes that non-retail and service oriented uses can still contribute to the vitality of the commercial corridor provided that the uses are placed away from the main retail corridor, such as above or below the first floor (street level) of the building, or behind a street level storefront (typically twenty feet in depth or greater), preferably with a separate entrance located at the side or to the rear of the building; and

Whereas, The applicant, Voces de la Frontera purchased the 2-story building at 733 W. Historic Mitchell Street, and intends to provide several services at this site such as citizenship classes, legal services, and referral services, which are classified as a Social Service use; and

Whereas, The overlay allows a social service use to occupy the first floor of a building provided the frontage does not exceed 30 feet; and

Whereas, The subject building is 60 feet wide, and Voces de la Frontera has requested to occupy the entire building as a social service use, including the full 60 foot frontage along Mitchell Street; and

Whereas, This proposed social service use does not meet the performance standards of the overlay, and thus becomes a prohibited use that requires seeking a deviation from the overlay standards from the City Plan Commission; and

Whereas, The applicant has provided floor plans that show the street level area within the building being reserved for active uses that allow the windows along the full street frontage to be open and unobstructed; and

Whereas, The applicant intends to work with the Historic Preservation Commission to open up the windows on the second floor of the building in compliance with the local historic preservation guidelines, which will further activate this site and contribute to the vitality of the corridor; and, therefore, be it

Resolved, By the City Plan Commission of Milwaukee that the proposed deviation to operate a social service use within the building at 733 West Historic Mitchell that includes a first floor street frontage in excess of 30 feet 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 with the condition that the proposed social service use will not be accompanied by any alterations to the storefront façade that would reduce the existing glazing, or conflict with the requirements for street-activating uses within the interior street frontage zone; and, be it

Further Resolved, That the owner, or their assignees, are responsible for maintaining site improvements in accordance with approved plans.

CPC 03/25/24 CONDITIONALLY APPROVED