

CITY PLAN COMMISSION --

Resolution approving the request for deviation from the performance standards established by the Port of Milwaukee Sub Area B (Center) Development Incentive Zone (DIZ) for the property at 2039 South Lenox Street, located on the west side of South Lenox Street, north of East Bay Street, in the 14th Aldermanic District.

- Analysis -

This deviation would allow for indoor storage, a prohibited use in the DIZ, at 2039 South Lenox Street. It would also allow relief from the landscape standards due to environmental conditions of the site.

Whereas, The Port of Milwaukee Sub Area B DIZ was approved by the Common Council in 2011 with the intent to promote attractive and efficient use, or reuse of land and/or buildings in the Port of Milwaukee Redevelopment Plan area in a manner that provides high quality sites for commercial and industrial development, while benefitting the surrounding community; and

Whereas, To accomplish this, the DIZ establishes a list of permitted and prohibited uses to guide uses that support the current operations and growth of the Port of Milwaukee, as well as design standards to ensure that new development contributes to the vitality of the area; and

Whereas, In early 2015, Cardinal Fabricating Corp., a steel fabricating business, purchased 2021 South Lenox Street (not in the DIZ) and 2039 South Lenox Street (in the DIZ), as the prior owner required that both properties had to be purchased as a pair. Cardinal Fabricating Corp. needed the property at 2021 South Lenox Street to relocate and expand its business, and planned to sell 2039 South Lenox Street to help fund the cost of work required on the 2021 property to move and expand Cardinal's business; and

Whereas, Due to environmental contamination on the site (2039 South Lenox Street) and the process the owner has gone through with the Dept. of Natural Resources to remedy the conditions, the uses identified in the DIZ that would be feasible for the existing building are limited. The applicant, Storage Master Realty LLC (prospective buyer), proposes to use the building as indoor storage, a use that the DIZ prohibits, which requires a deviation from the use list; and

Whereas, the applicant proposes to reconfigure the existing parking on the site between the building and East Bay Street. However, due to environmental conditions, the applicant is unable to provide the required landscape screening along the street. Instead, the applicant proposes to add above-ground planter boxes, which requires a deviation to the design standards; and

Whereas, Aside from the requested deviations, the site plan and building design are generally consistent with the established design standards; and therefore, be it

Resolved, By the City Plan Commission of Milwaukee that the requested deviations for indoor storage use and the alternate landscape standards for the building at 2039 South Lenox Street in the Development Incentive Zone known as Port of Milwaukee Sub Area B are hereby approved; 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 08/17/15 APPROVED.