

**CITY PLAN COMMISSION --**

Resolution approving the site plan and building elevations for the construction of a new headquarters for Komatsu Mining Corporation and the request to deviate from the design standards established by the overlay for the properties located at 311 and 401 East Greenfield Avenue, on the south side of East Greenfield Avenue, east of South 1<sup>st</sup> Street, in the 12th Aldermanic District, relative to a Development Incentive Zone (DIZ) Overlay known as Port of Milwaukee – District B.

- Analysis -

This resolution approves a site plan and building elevations for construction of a new headquarters for Komatsu Mining Corporation at 311 and 401 East Greenfield Avenue, on the south side of East Greenfield Avenue, east of South 1<sup>st</sup> Street, as well as a request to deviate from the design standards established by the overlay.

Whereas, The City of Milwaukee has established a permitted 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 east side of South 1<sup>st</sup> Street, south of East National Avenue and north of East Bay Street, and established by Section 295-1007(2)(b).0020 of the Milwaukee Code; and

Whereas, The site plan and building elevations meet several of the design standards of the overlay, including but not limited to the principles relating to street hierarchy and building placement and orientation toward the primary (Greenfield) Street, water frontage setbacks, landscaping and screening, as well as modulation and articulation of the office and manufacturing buildings; and

Whereas, Due to unique site constraints and the operational needs of the applicant, several design standards are unable to be met, and therefore the applicant is requesting a deviation from specific design standards to maximize efficient use of the site while meeting the intent of the overlay; and

Whereas, The standards that the applicant is requesting to deviate from include the front setback maximum for both the manufacturing and office building, minimum amount of street edge build-out of the site for both the manufacturing and office sites, minimum site build-out for the initial phase of the office site, minimum glazed area along the primary street frontage for the manufacturing building, placement of the entrance door on the office building, pedestrian link to the manufacturing building, overhead garage door setback for the manufacturing building, maximum number of freestanding signs on a site, and maximum square footage of Type A wall signage on the manufacturing building; and

Whereas, The applicant has demonstrated the need for each of the deviations being requested and meets the four criteria set forth in the zoning ordinance to request a deviation including meeting the purpose of the overlay zone, improving the aesthetic of the site, addressing one or more unique site factors that make application of the standard impractical, and being consistent with the comprehensive plan; and; therefore, be it

Resolved, By the City Plan Commission of Milwaukee that the site plan and building elevations for the proposed construction of a new headquarters for Komatsu, and the requested deviations from the design standard in the Development Incentive Zone known as Port of Milwaukee – District B are hereby approved, conditioned on the applicant submitting final exhibits that incorporate staff comments as

outlined in the staff report; 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 07/15/19 CONDITIONALLY APPROVED.**