



## Legislation Text

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**File #: 180045, Version: 0**

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180045

ORIGINAL

090849, 161076

ALD. JOHNSON

Resolution amending certain land use recommendations within the West Side Area Comprehensive Plan, part of Milwaukee's Overall Comprehensive Plan, for the property at 5800 West Hope Avenue on the east side of North 60th Street and south of West Fond du Lac Avenue, in the 2nd Aldermanic District.

This resolution amends the West Side Area Comprehensive Plan by updating certain land use recommendations relating to a portion of the Midtown Center.

Whereas, On December 1, 2009, the Common Council of the City of Milwaukee ("Common Council") adopted File No. 090849, which approved the West Side Area Comprehensive Plan ("WSACP") as an element of the Comprehensive Plan of the City of Milwaukee ("City"); and

Whereas, The creation of the WSACP involved extensive public outreach, input and cooperation with the public and neighborhood stakeholders following the public engagement process created for the development of the City's fourteen area plans; and

Whereas, The WSACP established policies for commercial land uses (pages 58-59) and recommendations for the "Midtown Center District" (pages 88 and 94); and

Whereas, The WSACP established recommendations for catalytic projects, including the "Midtown Gateway Area" (pages 109-112) and redevelopment opportunities for "Midtown Center" and identified the former Lowe's store at 5800 West Hope Avenue as a redevelopment opportunity for a commercial "big-box" compatible with other Midtown Center Uses (pages 132-133); and

Whereas, The former store at 5800 West Hope Avenue became vacant in 2009 shortly before the approval of the WSACP and has remained vacant since that time due to an inability to attract a new retail tenant; and

Whereas, On December 13, 2016, the Common Council adopted File No. 161076, which approved an amended Update and Amendment Procedure for Comprehensive Planning governing the process for making amendments to the Comprehensive Plan; and

Whereas, That procedure set forth a process whereby an impacted property owner may request a Minor Amendment to modify an Area Plan when that modification impacts an area generally smaller than a "district" or "corridor" within the Plan; and

Whereas, The owner of the property at 5800 West Hope Avenue has requested that the WSACP be amended to allow for a future redevelopment of the property to include a broader range of uses such as distribution and light manufacturing; and

Whereas, This proposal takes into account changes in the national retail market and allows for a broader range of uses at 5800 West Hope Avenue that will not adversely affect the surrounding area or conflict with ongoing efforts to develop the remainder of Midtown Center as a mixed-use district; and

Whereas, The procedure for making a Minor Amendment to the Comprehensive Plan, including a properly noticed public hearing, has been followed; now, therefore, be it

Resolved, That the Common Council of the City of Milwaukee, approves amending the WSACP to update certain land use recommendations relating to the property at 5800 West Hope Avenue as an element of the City's Overall Comprehensive Plan; and, be it

Further Resolved, That the amended WSACP shall include as an appendix a text reference that states the following:

The recommendations contained within the West Side Area Comprehensive Plan for the former Lowe's store at 5800 West Hope Avenue have been modified by the adoption of Common Council File No. 180045. If it is determined that commercial is no longer a feasible use for the former Lowe's store, a broader range of uses may be considered, including distribution and light manufacturing. These modifications apply only to the property at 5800 West Hope Avenue, also described as Parcel 2 of Milwaukee County Certified Survey Map No. 7388. The design and operation of any uses at this site shall be designed to not cause conflict with adjacent uses and to support the other recommendations of the West Side Area Comprehensive Plan for the Midtown Center District. The remainder of the Midtown Center District should continue to emphasize a mix of retail, office and residential uses.

; and, be it

Further Resolved, That this amendment should serve as a supplement to provide further guidance and serve as the basis for decision-making by the Common Council in its consideration of matters related to this property.

DCD:Kyle.Gast:kcg

04/17/18/A