



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

May 17, 2022

To the Honorable Members of the
Zoning, Neighborhoods, and Development Committee
City of Milwaukee
City Hall, Room 301-B

Dear Committee Members:

File number 211866 refers to the 2nd Amendment to the Detailed Planned Development, DPD, known as Valley Power Plant and the change in zoning from DPD to Industrial Light, IL2, for the property located at 841 West Canal Street, on the South Side of West Canal Street, west of South 6th Street, in the 12th Aldermanic District.

This zoning change was requested by Westminster Realty Partners V LP and will remove 841 West Canal Street from the DPD zoning and rezone it to IL2 to allow the development of an 180,470 square foot industrial speculative building on 464,172 square feet of land. The amended DPD acknowledges the removal of this site and updates the applicable site statistics for the balance of the land remaining in the DPD.

The development site will be assembled with land adjacent to 841 West Canal Street as part of a land swap with adjacent properties that are also zoned IL2. The proposed building could potentially serve multiple tenants and create employment opportunities.

The City Plan Commission held a public hearing for this item as well as two items related to the East End Menomonee Valley Development Incentive Zone (DIZ) overlay, which covers the land included in the future development site, at its meeting on Monday, May 16, 2022. At the time, no members of the public provided comments regarding this item. Commissioners commented on intended uses for the speculative industrial building, and staff noted that light industrial uses are encouraged within the DIZ, while the DIZ standards that will apply to this development prohibit wholesale and distribution uses that are not associated with an office or manufacturing use. Since the proposed zoning change is consistent with the Comprehensive Plan, the City Plan Commission recommended approval of the subject file on Monday, May 16, 2022.

Sincerely,

for

Lafayette L. Crump
Executive Secretary

City Plan Commission of Milwaukee

CC: Pres. Perez, 12th District

