



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Lafayette L. Crump
Commissioner

Sam Leichtling
Deputy Commissioner

Ald. Zamarripa
8th Ald. District

CITY PLAN COMMISSION ZONING REPORT

File No: [241873](#)

Location: 1019 W. Canal Street, on the south side of West Canal Street, west of N. 6th Street

Applicant/Owner: Wisconsin Electric Power Company

Current Zoning: Detailed Planned Development (DPD) known as Wisconsin Electric Valley Power Plant

Proposed Zoning: Minor Modification to DPD

Proposal: A Detailed Planned Development (DPD) was established for the Valley Power Plant in 1999 as “Wisconsin Electric Valley Power Plant.” This DPD allowed for the Wisconsin Electric Power Company to continue the current power plant operation and modernize in the future, and develop new uses consistent with the new (at the time) Menomonee Valley Plan. The DPD zoning was amended in 2003 to allow We Energies to make alterations to the current power plant required by the reconstruction of the Marquette Interchange. Additionally, the DPD zoning was amended for a second time in 2022 to remove 841 W. Canal Street from the DPD boundary and rezone it to Industrial Light (IL2).

This file relates to 1019 W. Canal Street and will allow a new above-ground water storage tank and new safety shower enclosure to be placed on the subject site. 1018 and 1056 W. Canal St. are also within the DPD zoning boundary but are not impacted by this file.

A new 626,100 gallon, open-top, above-ground water storage tank is proposed to be placed a currently paved surface to the south of the existing facility, away from Canal Street. It will be approximately 85’ – 3” in diameter and 16’ in height. Per the applicant, the tank is needed for additional water/wastewater storage due to recent significant rainfall events. The Valley Power Plant has an agreement with the Milwaukee Metropolitan Sewerage District (MMSD) that requires the Valley Power Plant to curb discharge of some of its wastewater to MMSD and store it on site.

Additionally, this file will allow a new enclosure around an existing outdoor safety shower that serves the bulk chemical unloading station on the west side of the main building. The space will be heated using the existing plant heating system. The new enclosure will be 4.5' wide x 5.5' long x 9' tall, and will also incorporate a 5.7' long entrance ramp.

All other aspects of the DPD zoning that are not modified as part of this file, including but not limited to allowable uses, remain unchanged.

Adjacent Land Use:

Surrounding parcels are a mixed of Heavy Industrial (IH) and Light Industrial (IL2). The Menomonee Canal is south of this parcel.

Consistency with Area Plan:

The proposed Valley Power Plant modification is consistent with the recommendations of the Menomonee Valley 2.0 Plan, which was adopted by the Common Council in 2015. Allowing a new water storage tank and new safety shower enclosure supports the Plan's goals for sustainability by limiting wastewater discharge. In particular, the Plan includes a vision for greening the area: "The Valley is one of the most environmentally conscious industrial districts in the country owing to innovative storm water run-off practices, riparian and water quality improvements, and finer grain layers of landscape design, integrated green spaces, and recreational trails connected with environmental education programs and activities available for Valley employees and local neighbors alike (p. 39)." The proposed minor modification is consistent with this vision.

Previous City Plan Action:

05/16/2022 – City Plan Commission recommended approval of the 2nd Amendment to a Detailed Planned Development known as Valley Power Plant to change the zoning from DPD to Industrial Light, IL2, for the property located at 841 W. Canal Street (FN [211866](#))

11/04/2003 – City Plan Commission recommended approval of the First Amendment to a Detailed Planned Development (DPD) known as Wisconsin Electric Valley Power Plant on land located North of the South Menomonee Canal and East and West of the North-South Freeway (I-94) to allow for alterations to the current power plant due to reconstruction of the Marquette Interchange (FN [030908](#))

11/23/1998 – City Plan Commission recommended approval of a change in zoning Industrial (I/A/125) to Detailed Planned Development (DPD) known as Wisconsin Electric Valley Power Plant to on land located North of the South Menomonee Canal and East and West of the North-South Freeway (I-94), in the 12th Aldermanic District (FN [981360](#))

**Previous Common
Council Action:**

07/28/2022 – Common Council approved the 2nd Amendment to a Detailed Planned Development known as Valley Power Plant to change the zoning from DPD to Industrial Light, IL2, for the property located at 841 W. Canal Street (FN [211866](#))

11/25/2003 – Common Council approved the First Amendment to a Detailed Planned Development (DPD) known as Wisconsin Electric Valley Power Plant on land located North of the South Menomonee Canal and East and West of the North-South Freeway (I-94) to allow for alterations to the current power plant due to reconstruction of the Marquette Interchange (FN [030908](#))

12/23/1998 – Common Council approved a change in zoning Industrial (I/A/125) to Detailed Planned Development (DPD) known as Wisconsin Electric Valley Power Plant on land located North of the South Menomonee Canal and East and West of the North-South Freeway (I-94), in the 12th Aldermanic District (FN [981360](#))

Recommendation:

Since this proposed minor modification to allow a new, above-ground water storage tank is being added at the request of MMSD to control the amount of water discharge into the adjacent river during significant rain events, and this along with the addition of an enclosure for an existing safety shower are necessary for the operations of this facility and consistent with the spirit and intent of the DPD zoning, staff recommends approval of the subject file.