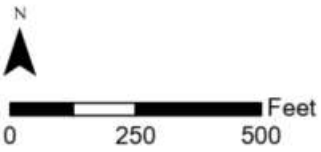


File No. 211866. A substitute ordinance relating to the 2nd Amendment to the Detailed Planned Development, DPD, known as Valley Power Plant and the change in zoning from DPD to Industrial Light, IL2, for the property located at 841 West Canal Street, on the South Side of West Canal Street, west of South 6th Street, in the 12th Aldermanic District.



File No. 211866
2nd Amend. to DPD - Valley Power Plant
& Rezone 841 W. Canal from DPD to IL2

- Legend**
- 841 W. Canal St
 - Detailed Planned Development Boundary (DPD)
- Zoning**
- Unknown or pending zone
- Zoning Category**
- Residential - single family
 - Residential - two family
 - Residential - multi-family
 - Residential - residence and office
 - Central business district - civic activity
 - Central business district - high-density residential
 - Central business district - major retail
 - Central business district - mixed activity
 - Central business district - neighborhood retail
 - Central business district - office and service
 - Central business district - residential and specialty use
 - Central business district - warehousing and light manufacturing
 - Commercial - neighborhood shopping
 - Commercial - local business
 - Commercial - commercial service
 - Commercial - regional business
 - Industrial - commercial
 - Industrial - office
 - Industrial - light
 - Industrial - mixed
 - Industrial - heavy
 - Special - parks
 - Special - institutional
 - Special - planned development
 - Special - redevelopment district

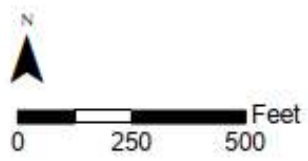




Files No. 211866 and 220063
 2nd Amend. to DPD - Valley Power Plant
 & Rezone 841 W. Canal from DPD to IL2
 & Deviation from East End Menomonee
 Valley DIZ Overlay

Legend

- 841 W. Canal St.
 - Generalized Area of Development
 - East Menomonee Valley Development Incentive Zone Boundary
 - Detailed Planned Development Boundary (DPD)
- Zoning Category**
- Residential - single family
 - Residential - two family
 - Residential - multi-family
 - Residential - residence and office
 - Central business district - civic activity
 - Central business district - high-density residential
 - Central business district - major retail
 - Central business district - mixed activity
 - Central business district - neighborhood retail
 - Central business district - office and service
 - Central business district - residential and specialty use
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 - Industrial - commercial
 - Industrial - office
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 - Industrial - mixed
 - Industrial - heavy
 - Special - parks
 - Special - institutional
 - Special - planned development
 - Special - redevelopment district



File No. 211866. Site context photos.



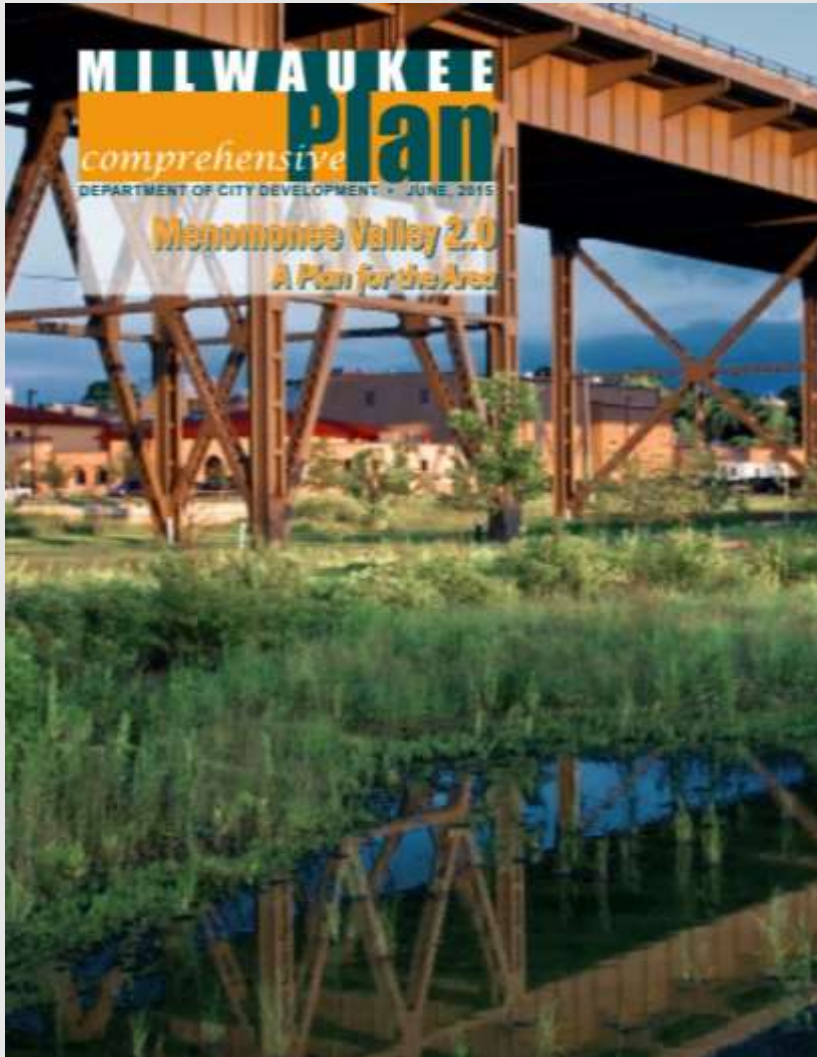
View of WE Energies Power Plant from W Canal Street



View from W Canal St looking south



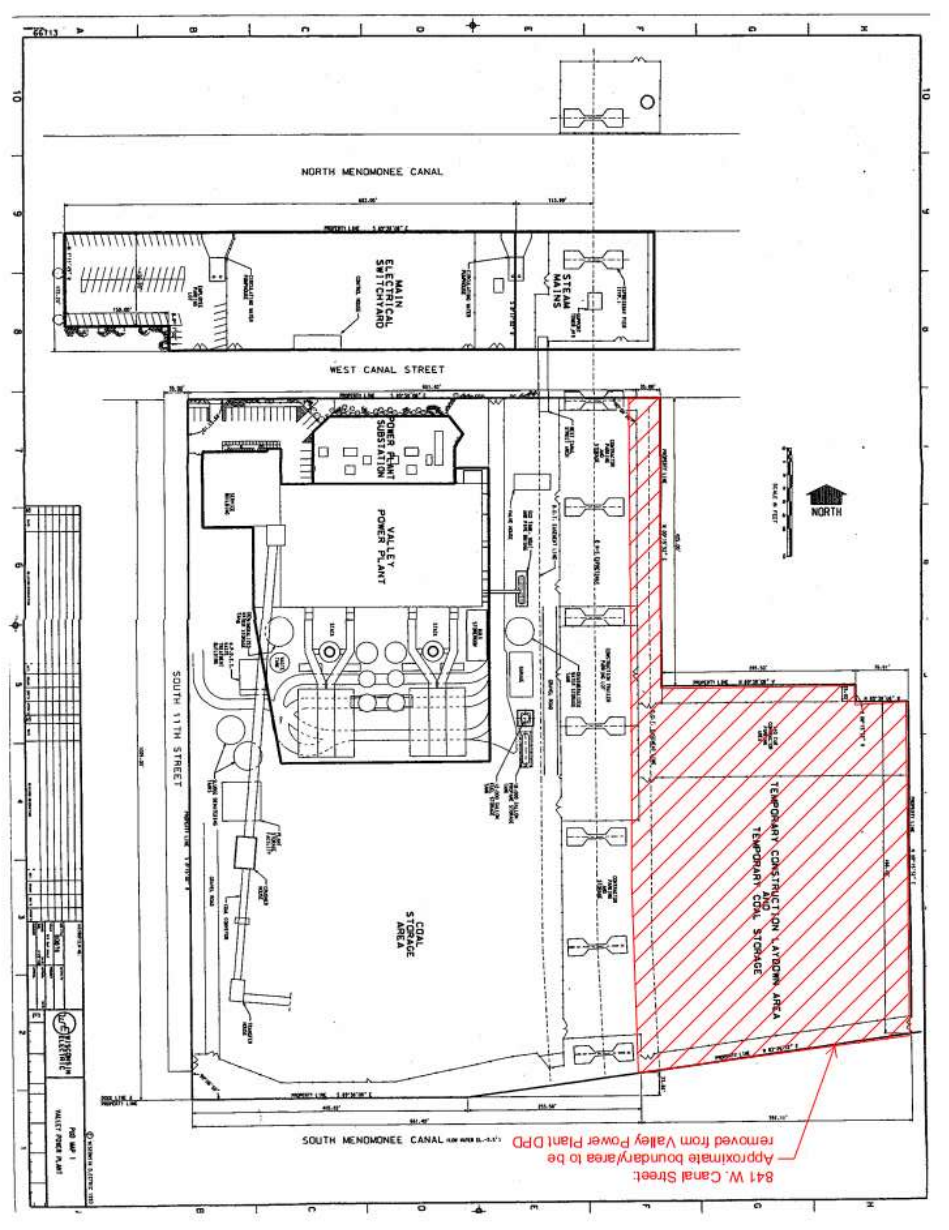
View from W Canal St looking southwest



Menomonee Valley 2.0

- Adopted in 2015
- Identifies Industrial Light as preferred land use
- Recommends improving and expanding bike and pedestrian links within the Valley whenever feasible
- Recommends that, in general, industrial buildings should be built along the street edge to the extent possible
- **The proposed development is generally consistent with the recommendations in the Menomonee Valley Plan 2.0**

File No. 211866. Amend DPD to remove 841 W. Canal St.





Westminster's Valley East Development Proposal

Request for DPD Amendment and DIZ Approval

SEQ N. 6th Street and W. Canal Street, Milwaukee, WI 53201

Monday, May 16, 2022

- 10.654 acre site
- Proposed IL2 zoning across entire subject site
- 180,459 SF speculative industrial building



VALLEY POWER PLANT

DPD AMENDMENT

- Remove 841 W. Canal Street
- Rezone 841 W. Canal Street from PD to IL2

EAST END MEMOMONEE VALLEY DIZ APPROVAL & DEVIATION

- Approval of site plan to construct a light industrial use, multi-tenant speculative building
- 841 W. Canal Street, a portion of 131 S. 7th Street, and a portion of 643 W. Canal Street
- Deviation Request: I(1)(B)
 - Exceed primary street setback

CERTIFIED SURVEY MAP

- Combine and divide lots to create new boundaries for WEPCo, Buzzi Unicem and proposed Westminster building











Westminster's Valley East Development

Request for DPD Amendment and DIZ Approval

SEQ N. 6th Street and W. Canal Street, Milwaukee, WI 53201

Monday, May 16, 2022

**Owner:
Westminster Capital**

**General Contractor:
Briohn Building Corporation**

**Architect and Structural Engineer:
Briohn Design Group LLC**

**Civil Engineer and Landscape Architect:
The Sigma Group, Inc.**