



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

## **NOTICE OF PUBLIC HEARING**

**CITY OF MILWAUKEE - City Plan Commission  
809 North Broadway  
Milwaukee, Wisconsin**

**May 4, 2022**

***PLEASE NOTE: A zoning change is being considered for the property within the boundary shown on the map on the reverse side of this notice. If your property is not within the zoning boundary, then you are receiving this notice because your property address is within 200 feet.***

### **DEAR PERSON OF INTEREST:**

The City Plan Commission will hold a public hearing regarding a proposal for a speculative industrial building to be developed on a portion of 643 and 841 West Canal Street, and 131 South 7<sup>th</sup> Street. To facilitate this, the City Plan Commission will consider File No. 211866, 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, and File Nos. 220031 and 220063 relating to the East End Menomonee Valley Development Incentive Zone (DIZ) overlay for the land located 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. The property located at 841 West Canal Street will be rezoned to IL2 to facilitate the development of an 180,470 square foot speculative industrial building on the subject site as well as part of 643 West Canal Street and part of 131 South 7<sup>th</sup> Street. The development site is located within the East End Menomonee Valley Development Incentive Zone (DIZ) overlay, and the City Plan Commission will also review the details of the proposal, including design standards and sustainability guidelines, to ensure compliance with the overlay at this meeting. The applicant is requesting to deviate from one of the overlay standards relating to the front setback. The overlay states that the front (Canal Street) setback of the building should not exceed 10'. The proposed setback is 39' – 4" to allow space for landscaping and increased pedestrian safety between the street and the building. **Please refer to the reverse side of this notice for map details.**

Date: Monday, May 16, 2022  
Time: 1:30 p.m. (Public Hearing scheduled for 1:50 p.m.)  
Location: 1<sup>st</sup> Floor Boardroom, 809 North Broadway (wearing a mask is encouraged at all times within the hearing room)  
Virtual meeting access information: See City Plan Commission website at:  
<https://city.milwaukee.gov/CPC>.

The US Centers for Disease Control (CDC) has recommended limiting large indoor gatherings and hosting events virtually when possible to limit the spread of COVID-19. This meeting will be hosted both in-person and online to best protect the public health of the community, including meeting participants.



This is a public hearing. Those wishing to provide testimony relating to this matter are encouraged to do so by emailing Planning staff at [PlanAdmin@milwaukee.gov](mailto:PlanAdmin@milwaukee.gov) at least one business day prior to the start of the meeting. Those wishing to provide testimony during the meeting will be asked to do so by attending the meeting in person or participating virtually. Those attending in person are encouraged to wear a mask and socially distance within the meeting room. If you prefer to participate virtually, registration information to join the virtual meeting is available on the City Plan Commission website: <https://city.milwaukee.gov/CPC>. When registering, please indicate whether you may wish to speak during your item of interest so that staff can unmute you during the public testimony portion of the hearing.

Additionally, if possible, this meeting will be streamed live on the City Channel's website (Livestream 1 or 2): <https://city.milwaukee.gov/cityclerk/CityChannel>.

Additional documents for this project are available by clicking on the agenda posted on the City Plan Commission website: <https://city.milwaukee.gov/CPC>. After opening the agenda, click on the link for this item and you will see the available documents listed as "Attachments." For further information, please call the City Plan Commission at (414) 286-5726 and ask for details on file number 211866, the 841 W. Canal Street zoning change file. If you wish to submit a letter to the commission regarding this proposed rezoning, you may email [PlanAdmin@milwaukee.gov](mailto:PlanAdmin@milwaukee.gov).

Sincerely,

  
for  
Lafayette L. Crump  
Executive Secretary  
City Plan Commission

