



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

CITY PLAN COMMISSION --

Resolution approving a request for deviation from the performance standards established by the East End Menomonee Valley Development Incentive Zone (DIZ) overlay for the proposed development of a speculative industrial building located at 841 and a portion of 643 West Canal Street and a portion of 131 South 7th Street, on the south side of West Canal Street, west of South 6th Street, in the 12th Aldermanic District.

- Analysis -

This deviation will allow the proposed development to deviate from performance standard relating to the maximum front setback for the site located at 841 and a portion of 643 West Canal Street and a portion of 131 South 7th Street.

Whereas, The City of Milwaukee has established sustainable design standards for the review of new developments and site work on properties located within the East End Menomonee Valley Development Incentive Zone, generally bounded by the north and south sides of West Canal Street, west of South 6th Street; and

Whereas, The East End Menomonee Valley DIZ performance standards state that the primary street setback shall either be at the property line or not to exceed 10 feet; and

Whereas, The development proposes a 39 foot setback from West Canal Street in order to provide sufficient space for landscaping between the building and right-of-way, and improve pedestrian safety given the site's proximity to the street and a railroad spur; and, therefore be it

Resolved, By the City Plan Commission of Milwaukee that the proposed deviation meets the criteria set forth in the ordinance that the purpose of the overlay zone has been met, the deviation improves the aesthetics of the site, addresses one or more unique site features that make the application of the standard impractical, and is consistent with the comprehensive plan, and are hereby approved; and, be it

Further Resolved, That the owner, or their assignees, are responsible for maintaining site improvements in accordance with approved plans; and, be it

Further Resolved, That the Department of City Development is authorized to review and approve minor modifications, such as building and site signage of said building deemed necessary to complete the development and which are consistent with the approved design guidelines and the Milwaukee Code.

CPC 05/16/22