



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 site plan, building elevations, and sustainable performance standards for a proposed 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, relative to the Development Incentive Zone (DIZ) overlay known as East End Menomonee Valley, in the 12th Aldermanic District.

- Analysis -

This resolution approves the site plans and building elevations for the construction of an 180,470 square foot 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.

Whereas, The City of Milwaukee established the East End Menomonee Valley Development Incentive Zone, generally located on the north and south sides of West Canal Street, west of South 6th Street, in 2007 and amended the sustainable design standards in 2017, and land (including the subject development site) within the overlay zone is subject to the permitted use list and sustainable design standards set forth in the East End Menomonee Valley Development Incentive Zone; and

Whereas, The proposed building could potentially serve multiple tenants and create employment opportunities, and future uses will be required to be compliant with the overlay permitted use list; and

Whereas, The site plan and building design of the proposed speculative industrial building are generally consistent with the established sustainable design standards, and a deviation from one of the design standards has been considered as a separate file; therefore, be it

Resolved, By the City Plan Commission of Milwaukee that the site plan and building elevations for the proposed speculative industrial building in the East End Menomonee Valley Development Incentive Zone are hereby approved conditioned on the applicant continuing to work with the Department of Public Works to develop an accessible and safe pedestrian connection to the site; 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 standards and the Milwaukee Code.

CPC 05/16/22