

NOTICE OF PUBLIC HEARING

**City Plan Commission
809 North Broadway
Milwaukee, Wisconsin**

March 9, 2012

DEAR PROPERTY OWNER:

Common Council file number 111039, relating to the change in zoning from Local Business (LB2) to Detailed Planned Development (DPD), located on the northwest corner of North Jackson Street and East Pleasant Street, in the 3rd Aldermanic District, was originally heard by City Plan Commission (CPC) on January 9, 2012. At that time, the proposal was for a four-story, 34 unit residential building. At that meeting, CPC recommended approval. Per the recommendation of the members of the Zoning, Neighborhoods and Development (ZND) committee at its January 31, 2012 meeting, Dermond Property Investments is now proposing the construction of a five-story, 36-unit residential building. The site plan has been revised to increase the setbacks on the east, north and south sides of the building, thus reducing the footprint of the building. The lost space was added to the fifth floor, where previously there had been a community room. This community room will be replaced with two additional residences. The setback on the north side of the building has allowed for the developer to add additional surface parking along this edge, to exceed the one parking space per unit ratio. The original proposal included 34 parking spaces for 34 units. Now, 38 parking spaces are proposed for 36 units. One parking space will be allotted for each unit, and two parking spaces will be reserved for guests of the residents. **Because the proposed unit count has increased from what was proposed at the time of the original public hearing, the file is required to be heard before CPC again. Please refer to the reverse side of this notice for map details.**

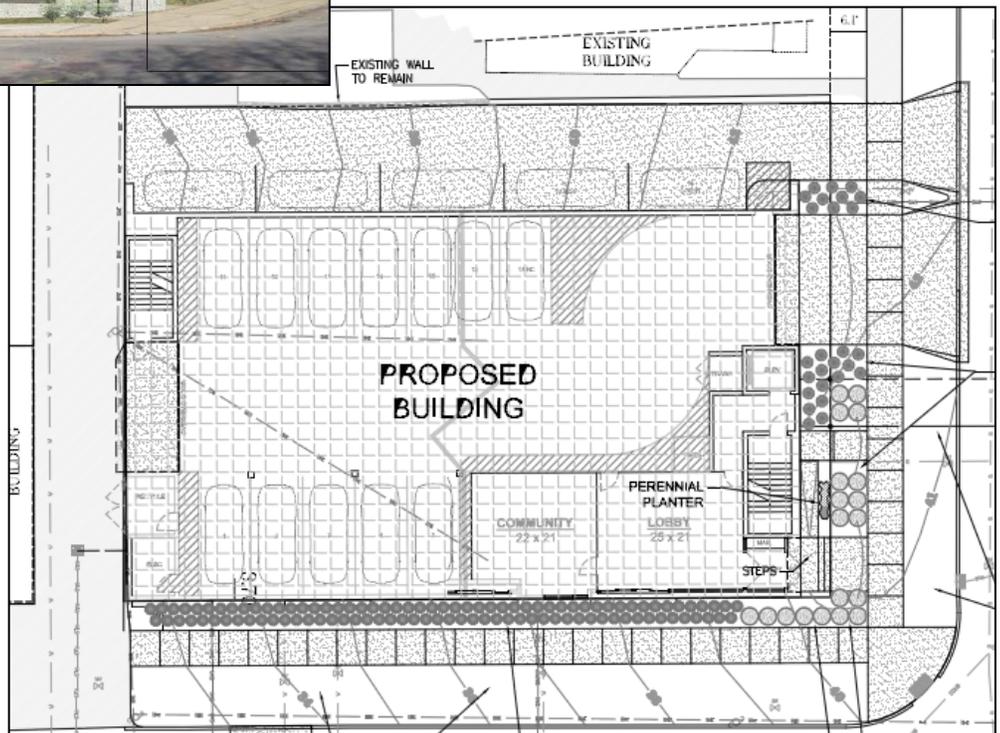
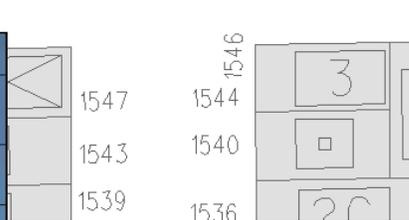
Date: Monday, March 19, 2012
Time: 2:25 p.m.
Place: 809 North Broadway, Milwaukee, WI
Room: First Floor Board Room

Interested parties will be offered an opportunity to express their views on the proposal prior to consideration by the City Plan Commission and Common Council. Your attendance and comments at this meeting are invited so that a complete examination of all aspects of the proposal can be made.

Submissions for this proposed project (drawings, etc) are available online at <http://city.milwaukee.gov/cityplancommissionCPC/1601JacksonStreetZoning.htm>. For further information, please feel free to call the City Plan Commission at 286-5726 and ask for details on File Number 111039, 1601 N. Jackson Street zoning change.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee



Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities through sign language interpreters or auxiliary aids. For additional information or to request this service, contact the Administration Office at 286-6076, (FAX)286-0851 or by writing to the Coordinator at City Development, 809 N. Broadway, Milwaukee, WI 53202.

Persons engaged in lobbying as defined in s. 305-43-4 of the Milwaukee Code of Ordinances are required to register with the City Clerk's Office License Division. Registered lobbyists appearing before a Common Council committee are required to identify themselves as such. More information is available at www.milwaukee.gov/lobby.