

NOTICE OF PUBLIC HEARING

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

August 5, 2016

DEAR PROPERTY OWNER:

The Common Council has referred file numbers 160435 and 160436 to the City Plan Commission (CPC) for recommendation. These files relate to the change in zoning from Two-Family Residential (RT3) to Residential Office (RO2) for the properties located at 1003-1023 North 33rd Street, and the 1st Amendment to the Detailed Planned Development (DPD) known as Concordia Trust Property, Phase 1 for 3215 West State Street, in the 4th Aldermanic District. The Forest County Potawatomi Community (FCPT) owns 5 duplexes on the northwest corner of North 33rd Street and West State Street, and wishes to utilize some, or all of the units as offices in addition to continuing to allow residential uses, as the RO2 zoning district allows. Under the current, RT3, zoning, office uses are not permitted.

Additionally, a General Planned Development (GPD) was established for the Concordia Trust campus in 2010, which created a master plan for the existing and future buildings within the campus. Among other development, including the rehabilitation of the historic buildings on the north portion of this site, plans included construction of a parking structure on the southeast portion of 3215 West State Street, just south of the existing surface parking lot. At the same time that the GPD was approved, a DPD also moved forward to approve restoration of the buildings and other site changes. Now, consistent with the GPD master plan, the FCPC is proposing to amend that DPD zoning to approve specific plans for a 2-level (one at grade and one below ground), 118 space parking structure in order to accommodate the parking needs of the uses within the development. Access to the parking structure will be from North 32nd Street. **Please refer to the reverse side of this notice for map details.**

Date: **Monday, August 15, 2016**
Time: **1:30 p.m.**
Place: **Department of City Development
809 North Broadway, Milwaukee, WI**
Room: **1st Floor Boardroom**

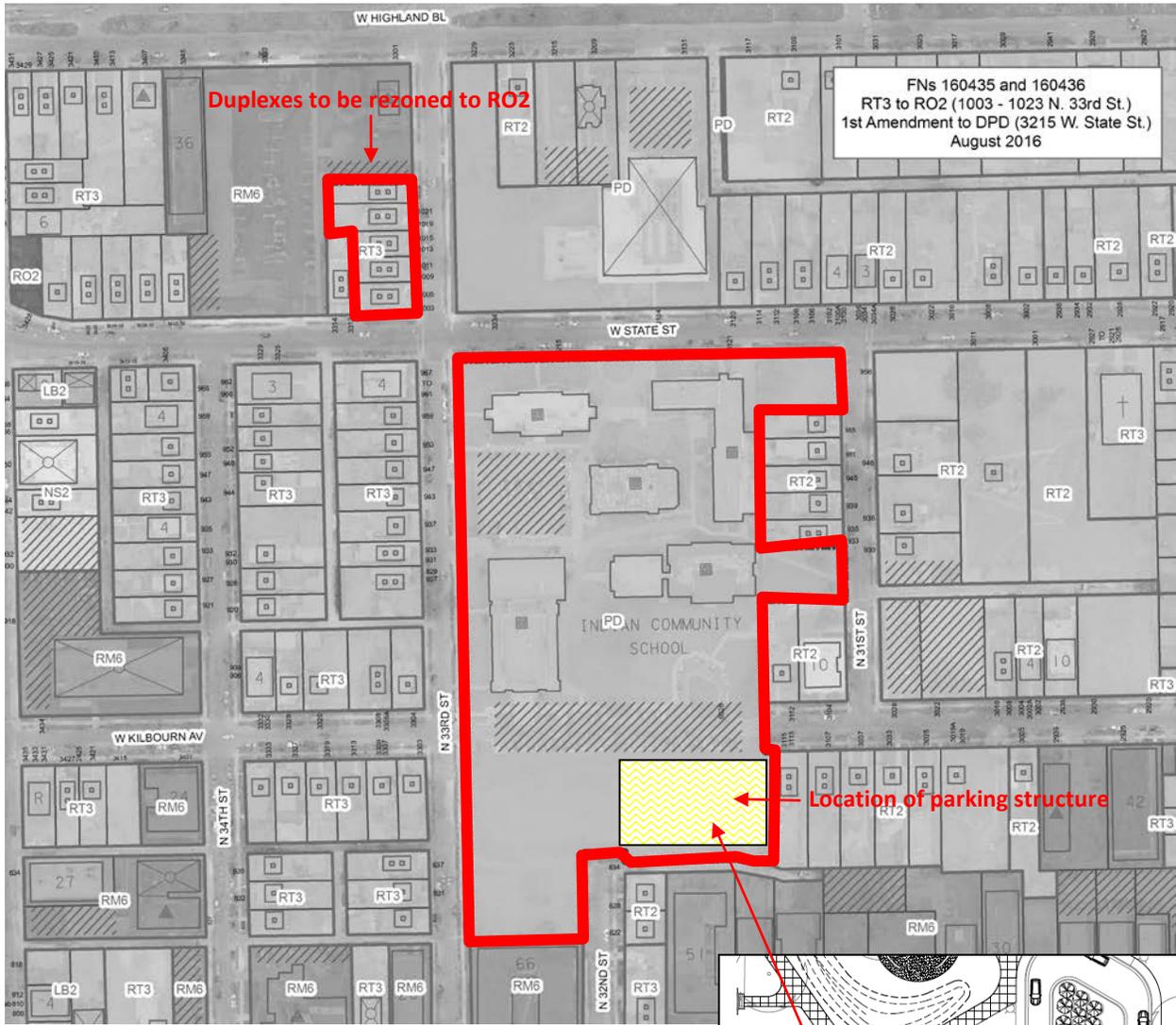
Interested parties will be offered an opportunity to express their views on the proposal prior to consideration by the City Plan Commission and Common Council. Your attendance and comments at this meeting are invited so you can make a complete examination of all aspects of the proposal.

Submissions for this project (drawings, etc.) are available online at <http://city.milwaukee.gov/cityplancommissionCPC/ConcordiaTrustZoning.htm>. For further information, please call the City Plan Commission at (414) 286-5726 and ask for details on file numbers 160435 and 160436, Concordia Trust zoning files. If you wish to submit a letter to the commission regarding this proposed rezoning, you may email PlanAdmin@milwaukee.gov.

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 Dept. of City Development ADA Coordinator at: (PH) 414-286-6076, (FAX) 414-286-0851 or by writing to the ADA Coordinator at: Dept. of City Development, 809 N. Broadway, 3rd Floor, Milwaukee, WI 53202-3617. 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.



2 PARKING GARAGE PERSPECTIVE LOOKING SOUTHEAST



1 PARKING GARAGE PERSPECTIVE LOOKING NORTHEAST

