

NOTICE OF PUBLIC HEARING

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

NOTE: YOUR PROPERTY WILL NOT BE AFFECTED BY THE PROPOSED FILES. PER STATE STATUTE NOTIFICATION REQUIREMENTS, YOU ARE RECEIVING THIS NOTICE BECAUSE YOUR PROPERTY IS 200 FEET FROM THE OVERLAY BOUNDARY. THE PROPOSED CHANGES ARE SPECIFICALLY FOR PROPERTY ON THE NORTHEAST CORNER OF SOUTH 1ST STREET AND WEST GREENFIELD AVENUE.

November 26, 2014

DEAR PROPERTY OWNER:

The Common Council has referred file numbers 141110, 141111 and 141113 to the City Plan Commission for recommendation. These files relate to an amendment to the existing Port of Milwaukee Sub Area B-North Development Incentive Zone (DIZ) overlay, the rezoning of six parcels within the overlay to Industrial Office (IO2), and the establishment of a General Planned Development (GPD) and a Detailed Planned Development (DPD) for Phase 1 development of properties on the northeast corner of South 1st Street and West Greenfield Avenue, in the 12th Aldermanic District. The overlay boundary will be amended to remove the development parcels at 1st and Greenfield from the overlay. Additionally, the zoning of six properties that will remain within the overlay will be changed from Industrial Heavy (IH) and Industrial Mixed (IM) to Industrial Office (IO2), consistent with the balance of the properties in the overlay. These parcels include: 1870-R and 1964-ADJ South Kinnickinnic Avenue, 1200 South 1st Street, 1100-R South Barclay Street, and 347 and 347-ADJ East National Avenue. This is a technical correction to a zoning change that was approved by the Common Council in 2011, at which time all parcels within the overlay were to be rezoned to IO2.

The rezoning of the development site on the northeast corner of South 1st Street and West Greenfield Avenue to GPD and DPD will permit a phased, mixed-use development. The first phase will include construction of a grocery store and accessory parking on the northeast section of the site, and a four-story, mixed-use residential and commercial building on the southwest corner of the site. The mixed-use building will include up to 72 residential units and approximately 16,000 square feet of commercial space on the ground floor. Additionally, a connection to the existing bicycle path to the east of the site and the identification of a possible bike share station will be part of Phase 1 development. Future development phases will include construction of two outlot buildings and accessory parking along South 1st street, and an office building and parking structure on the southeast corner of the site, along West Greenfield Avenue. Additionally, a water feature will be constructed along West Greenfield Avenue as a future phase. In conjunction with these zoning files, the Redevelopment Plan for the Port of Milwaukee will be amended to comply with the proposed development on this site, and a portion of City-owned land to the east of the site will be vacated and sold to the developer to complete the development site. **Please refer to the reverse side of this notice for map details.**

Date: Monday, December 8, 2014
Time: 1:45 p.m.
Place: Department of City Development
809 North Broadway, Milwaukee, WI
Room: First Floor Board Room

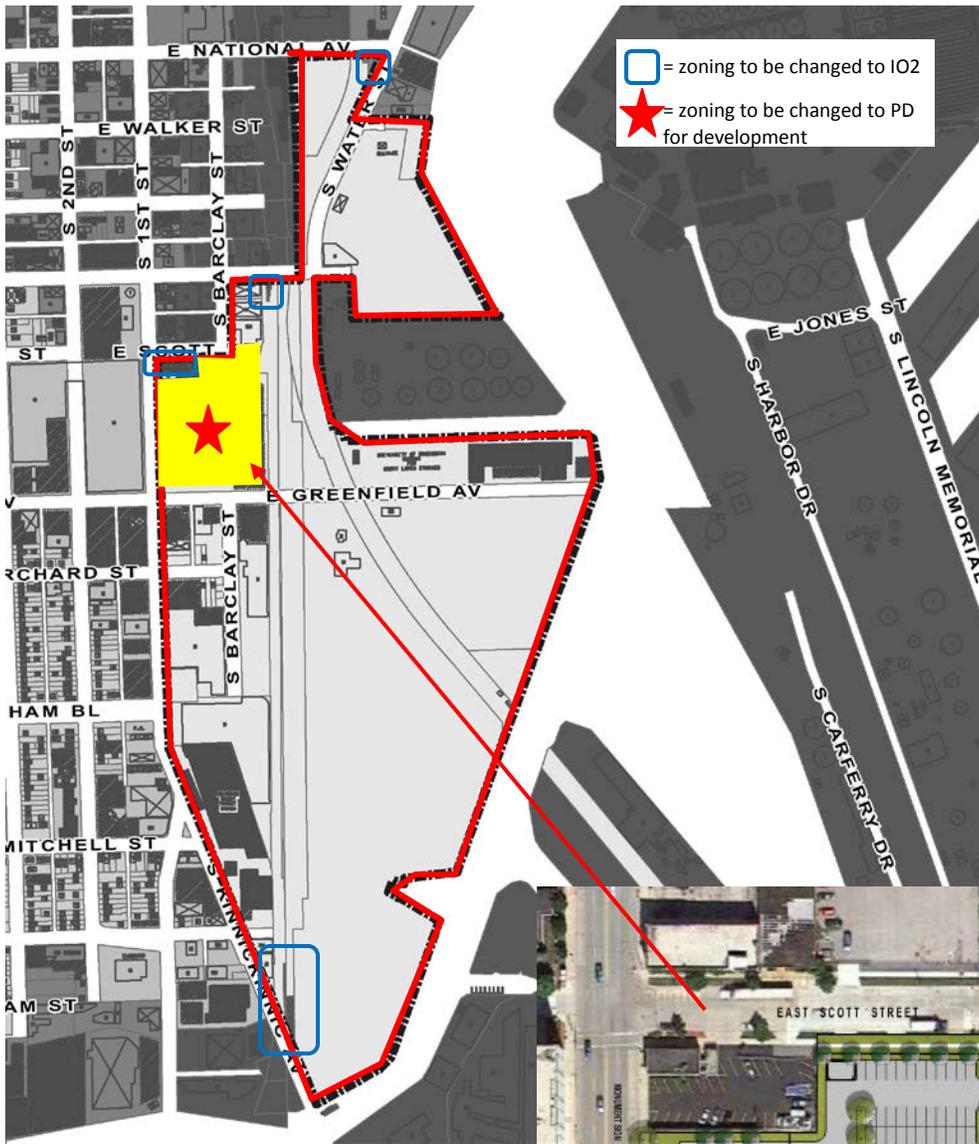
Interested parties will be offered an opportunity to express their views on the proposal prior to consideration by the City Plan Commission and Common Council. Your attendance and comments at this meeting are invited so you can make a complete examination of all aspects of the proposal.

Submissions for this project (drawings, etc.) are available online at <http://city.milwaukee.gov/cityplancommissionCPC/1standGreenfieldZoning.htm>. For further information, please call the City Plan Commission at (414) 286-5726 and ask for details on the 1st and Greenfield development.

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.



Development site to be removed from the DIZ overlay and rezoned to GPD and DPD.

