

NOTICE OF PUBLIC HEARING

**CITY OF MILWAUKEE
City Plan Commission
Milwaukee, Wisconsin**

August 7, 2015

DEAR PROPERTY OWNER:

The City Plan Commission will hold a public hearing regarding the request for deviation from the performance standards established by the Port of Milwaukee Sub Area B (Center) Development Incentive Zone (DIZ) Overlay for an existing building at 2039 South Lenox Street, located on the west side of South Lenox Street, north of East Bay Street, in the 14th Aldermanic District. The Port of Milwaukee Sub Area B DIZ was approved by the Common Council in 2011 with the intent to promote attractive and efficient use, or reuse of land and/or buildings in the Port of Milwaukee Redevelopment Plan area in a manner that provides high quality sites for commercial and industrial development, while benefitting the surrounding community. To accomplish this, the DIZ establishes a list of permitted and prohibited uses to guide uses that support the current operations and growth of the Port of Milwaukee, as well as design standards to ensure that new development contributes to the vitality of the area.

In early 2015, Cardinal Fabricating Corp., a steel fabricating business, purchased 2021 South Lenox Street (not in the DIZ) and 2039 South Lenox Street (in the DIZ), as the prior owner required that both properties had to be purchased as a pair. Cardinal Fabricating Corp. needed the property at 2021 South Lenox Street to relocate and expand its business, and planned to sell 2039 South Lenox Street to help fund the cost of work required on the 2021 property to move and expand Cardinal's business.

Due to environmental contamination on the site (2039 South Lenox Street) and the process the owner has gone through with the Dept. of Natural Resources to remedy the conditions, the uses identified in the DIZ that would be feasible for the existing building are limited. The applicant, Storage Master Realty LLC (prospective buyer), proposes to use the building as indoor storage, a use that the DIZ prohibits. Additionally, the applicant proposes to reconfigure the existing parking on the site between the building and East Bay Street. However, due to environmental conditions, the applicant is unable to provide the required landscape screening along the street. Instead, the applicant proposes to add above-ground planter boxes. No landscaping currently exists on the site. **Please refer to the reverse side of this notice for map details.**

Date: **Monday, August 17, 2015**
Time: **2:15 p.m.**
Place: **City Hall
200 East Wells Street, Milwaukee, WI**
Room: **301-B (third floor)**

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/LenoxZoning.htm>. For further information, please call the City Plan Commission at (414) 286-5726 and ask for details on 2039 South Lenox Street. If you wish to submit a letter to the commission regarding this proposal, 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.

