

NOTICE OF PUBLIC HEARING

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

September 19, 2014

DEAR PROPERTY OWNER:

The Common Council has referred file numbers 140578 and 140579 to the City Plan Commission for recommendation. These files relate to First Amendment to a General Planned Development (GPD) located at 700 East Kilbourn Avenue, 711 East Kilbourn Avenue and 822 North Van Buren Street, and the change in zoning from Detailed Planned Development (DPD) known as Bookends North to a DPD for a mixed-use building on land located at 700 East Kilbourn Avenue, on the north side of East Kilbourn Avenue, east of North Van Buren Street, in the 4th Aldermanic District. The amendment to the GPD would remove 700 East Kilbourn Avenue from the boundary, and the newly established DPD would permit development of a mixed-use building on the site. The original DPD for the site, which was approved by the Common Council in 2009, had allowed the construction of a 19-story building with up to 225 residential units and first floor commercial space. Under the new DPD, Carroll Properties is proposing to construct an approximately 37-story building with up to 275 residential units and first floor commercial space. Up to 369 indoor parking spaces would be provided on site, for a ratio of 1.3 spaces per residential unit. **Please refer to the reverse side of this notice for map details.**

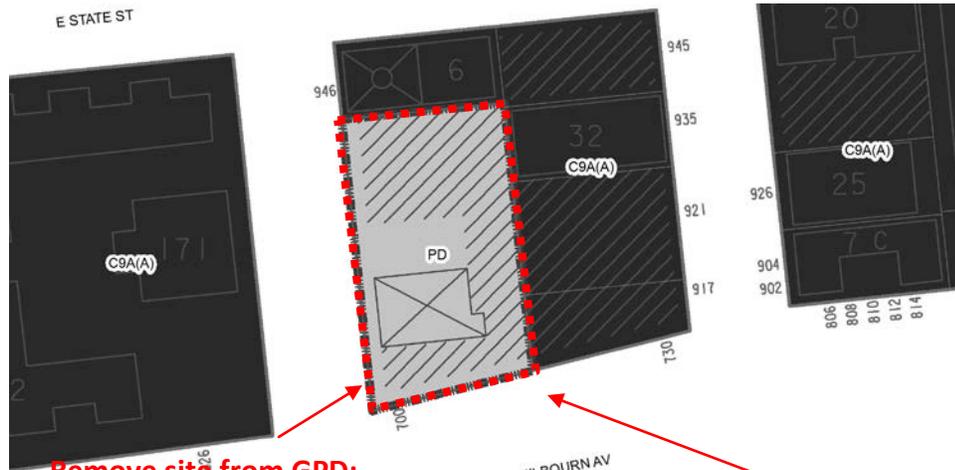
Date: Monday, September 29, 2014
Time: 1:40 p.m.
Place: Department of City Development
809 North Broadway, Milwaukee, WI
Room: First Floor Board Room

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.

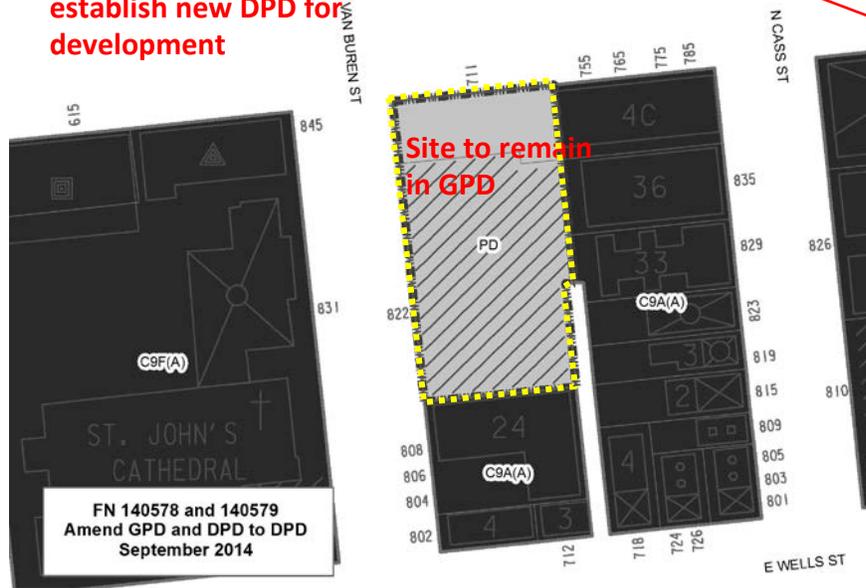
Submissions for this project (drawings, etc.) are available online at <http://city.milwaukee.gov/cityplancommissionCPC/KilbournZoning.htm>. For further information, please call the City Plan Commission at (414) 286-5726 and ask for details on file numbers 140578 and 140579, Kilbourn Avenue zoning change.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee



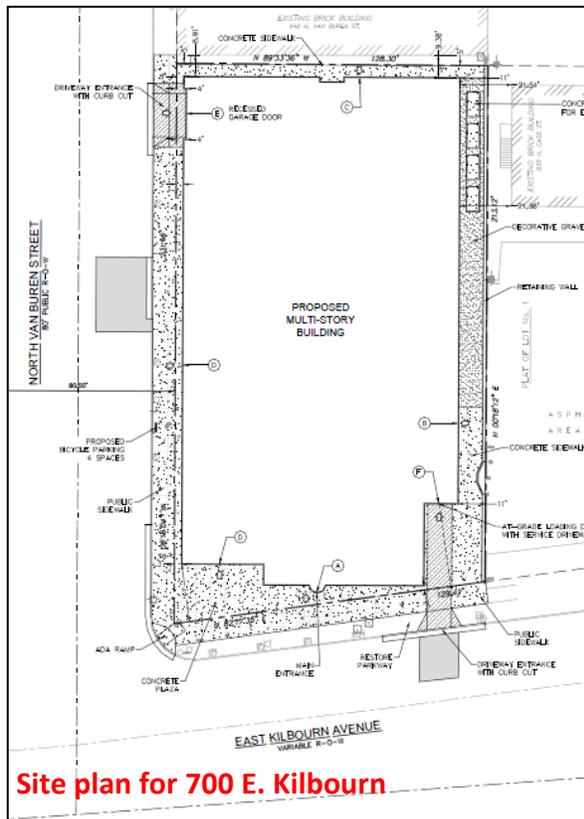
**Remove site from GPD;
establish new DPD for
development**



**Site to remain
in GPD**



VIEW FROM SOUTH EAST



Site plan for 700 E. Kilbourn