

## NOTICE OF PUBLIC HEARING

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

May 29, 2015

### DEAR PROPERTY OWNER:

The City Plan Commission will hold a public hearing regarding the request for deviation from one of the design standards established by the Reed Street Yards Development Incentive Zone (DIZ) Overlay for a new development located on the south side of West Freshwater Way, west of South 3<sup>rd</sup> Street, in the 12<sup>th</sup> Aldermanic District. Reed Street Yards is a global water technology park with seven anticipated office, research and lab buildings, anchored by the Global Water Center to the east. The DIZ establishes a phased master plan that encourages future infill development on surface parking lots within the Reed Street Yards complex until some point in the future when structured parking is provided. To accomplish this, the DIZ includes a standard that requires surface parking lots that exceed the minimum number of spaces required onsite by zoning to be located on parcels separate from the buildings. A 52,000 square foot, three-story office building with accessory surface parking (exceeding the minimum number of spaces) is proposed for a site located on the southwest corner of the Reed Street Yards DIZ, adjacent to the 6<sup>th</sup> Street Bridge. Due to unique site constraints associated with the development parcel, including its proximity to the elevated 6<sup>th</sup> Street bridge to the west, the applicant is requesting a deviation from the standard that would require the parking lot to be separated from the building. Instead, the applicant is proposing that the parking lot and building are on the same parcel. The parking lot would be located on the west side of the site adjacent to parking below the 6<sup>th</sup> Street Bridge, with the new building on the east (more visible) portion of the site. **Please refer to the reverse side of this notice for map details.**

Date: Monday, June 8, 2015  
Time: 1:30 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/ReedStreetYardsDevelopment.htm>. For further information, please call the City Plan Commission at (414) 286-5726 and ask for details on the Reed Street Yards office development. If you wish to submit a letter to the commission regarding this proposal, you may email [PlanAdmin@milwaukee.gov](mailto: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](http://www.milwaukee.gov/lobby).



PROPOSED DEVELOPMENT



Rendering Looking East



Rendering Looking West