



Department of City Development  
City Plan Commission  
Redevelopment Authority of the City of Milwaukee  
Neighborhood Improvement Development Corporation

Lafayette L. Crump  
Commissioner

Vanessa L. Koster  
Deputy Commissioner

## NOTICE OF PUBLIC HEARING

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

**October 27, 2021**

***PLEASE NOTE: A zoning change is being considered for the property within the boundary shown on the map on the reverse side of this notice. If your property is not within the zoning boundary, then you are receiving this notice because your property address is within 200 feet.***

### **DEAR PERSON OF INTEREST:**

The Common Council has referred file number 210715 to the City Plan Commission (CPC) for recommendation. This file relates to the change in zoning from Industrial Heavy, IH, to Industrial Mixed, IM, to allow residential and other uses on the sites located at 3040-56, 3100-3112 and 3112-R West Meinecke Avenue, on the north side of West Meinecke Avenue, east of North 32nd Street, in the 15th Aldermanic District.

This zoning change was requested by McClendon Capital Group and will allow residential and other uses on the subject sites. More specifically, the applicant plans to adaptively reuse the 5 existing buildings on the site as affordable senior housing. There will also be meeting rooms available on the site. In addition to the zoning change, a use variance will also be necessary from the Board of Zoning Appeals for the multi-family residential use. **Please refer to the reverse side of this notice for map details.** A hearing notice was previously mailed for this item to be considered at the October 18<sup>th</sup> City Plan Commission meeting. That hearing was postponed and the proposal will now be heard at the November 8<sup>th</sup> meeting.

Date: Monday, November 8, 2021  
Time: 1:30 p.m. (Public Hearing scheduled for 1:30 p.m.)  
Location: 1<sup>st</sup> Floor Boardroom, 809 North Broadway (wearing a mask is required at all times within City buildings)  
Virtual meeting access information: See City Plan Commission website at:  
<https://city.milwaukee.gov/CPC>.

The US Centers for Disease Control (CDC) has recommended limiting large indoor gatherings and hosting events virtually when possible to limit the spread of COVID-19. This meeting will be hosted both in-person and online to best protect the public health of the community, including meeting participants.

This is a public hearing. Those wishing to provide testimony relating to this matter are encouraged to do so by emailing Planning staff at [PlanAdmin@milwaukee.gov](mailto:PlanAdmin@milwaukee.gov) at least one business day prior to the start of the meeting. Those wishing to provide testimony during the meeting will be asked to do so by attending the meeting in-person or participating virtually. Those attending in-person are required to wear a mask

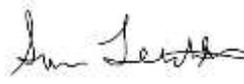


and socially distance within the meeting room. If you prefer to participate virtually, registration information to join the virtual meeting is available on the City Plan Commission website: <https://city.milwaukee.gov/CPC>. When registering, please indicate whether you may wish to speak during your item of interest so that staff can unmute you during the public testimony portion of the hearing.

Additionally, if possible, this meeting will be streamed live on the City Channel's website (Livestream 1 or 2): <https://city.milwaukee.gov/cityclerk/CityChannel>.

**Additional documents for this project are available by clicking on the agenda posted on the City Plan Commission website: <https://city.milwaukee.gov/CPC>. After opening the agenda, click on the link for this item and you will see the available documents listed as "Attachments." For further information, please call the City Plan Commission at (414) 286-5726 and ask for details on file number 210715, the 3040-3112 W. Meinecke Av. zoning change file. If you wish to submit a letter to the commission regarding this proposed rezoning, you may email [PlanAdmin@milwaukee.gov](mailto:PlanAdmin@milwaukee.gov).**

Sincerely,

 for

Lafayette L. Crump  
Executive Secretary  
City Plan Commission

