

PROOF OF PUBLICATION

STATE OF WISCONSIN
MILWAUKEE COUNTY

} SS

ANN E. RICHMOND, being the first duly sworn on oath, says that she is the publisher as of January 1, 2004, of THE DAILY REPORTER - that the notice of which the printed one attached is a true copy, which copy was clipped from said newspaper, was inserted and published in said newspaper on

02/06/2008

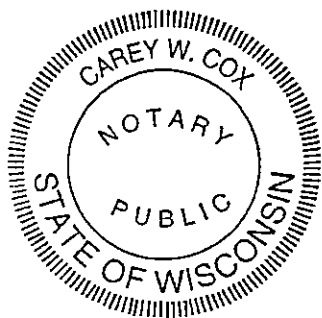


Subscribed and sworn to before me

February 6, 2008



Notary Public, Milwaukee County, Wisconsin
My Commission Expires April 10, 2011



C. NO. 92
FILE NUMBER 071365

OFFICIAL NOTICE
Published by Authority of
the Common Council of the
City of Milwaukee
Office of the City Clerk

Notice is hereby given that a resolution will be introduced at the February 5, 2008 meeting of the Milwaukee Common Council, the essence of which is as follows:

Substitute resolution to ratify Common Council File No. 070964, being a resolution permitting a minor modification to the Detailed Planned Development known as Downer Avenue Redevelopment, Phase 1, on land located at 2574-2590 North Downer Avenue, in the 3rd Aldermanic District.

Whereas, Section 295-907-2(i) of the Milwaukee Code of Ordinances permits minor modifications to planned developments after approval of the Common Council; and

Whereas, The General Planned Development (GPD) known as Downer Avenue Redevelopment, on land located generally on the East Side of North Downer Avenue and South of East Park Place and land located generally on the West Side of North Downer Avenue and the East Side of North Stowell Avenue, North of East Webster Place, was approved by the Common Council on February 27, 2007, under File No. 060705, which established a master plan; zoning, including height and building setbacks, and design standards for future development of certain properties along Downer Avenue; and

Whereas, The Detailed Planned Development (DPD) known as Downer Avenue Redevelopment, Phase 1, was approved by the Common Council on May 30, 2007, under File No. 070034; and

Whereas, The property that is the subject of the GPD and DPD is also located within the Downer Avenue local historic district and requires the approval of a Certificate of Appropriateness (COA) by the Historic Preservation Commission (HPC) for new construction; and

Whereas, On May 14, 2007, the HPC approved a COA with certain conditions and the HPC staff issued the COA on June 29, 2007; and

Whereas, On January 28, 2008, HPC, as a result of votes taken, approved close-out of various of the conditions to the COA; and

Whereas, On November 9, 2007, the Common Council in File No. 070964 approved a minor modification to the DPD that reflected, generally, the building footprint being moved slightly west and south, additional chamfering of the northeast corner of the building, elimination of basement-level parking (and slight reduction in overall parking spaces), and the retention of green space and a tree at 2574-2590 North Downer Avenue; and

Whereas, Department of City Development (DCD) staff recommends that the Common Council, after public hearing, re-affirm and ratify the minor modification to the DPD as reflected by File No. 070964, now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the Common Council's adoption of File No. 070964 is ratified, and, be it

Further Resolved, That the modifications:

1. Are consistent with the spirit and intent of the GPD and previously approved DPD.

2. Will not change the general character of the GPD or DPD.

3. Will not cause a substantial relocation of principal or accessory structures.

4. Will not cause a substantial relocation or reduction of parking, loading or recreation areas. The original DPD called for 134 parking spaces - 29 of which would be public. The modified DPD calls for 118 parking spaces - 29 of which will be public. This is not a substantial reduction in overall spaces and the public spaces remain the same.

5. Will not cause a substantial relocation of traffic facilities.

6. Will not increase the land coverage of buildings and parking areas. The modified DPD reduces the land coverage of building area.

7. Will not increase the gross floor area of buildings or the number of dwelling units.

8. Will not reduce the amount of approved open space, landscaping or screening. The modified DPD will increase and preserve open space, including a lawn area with tree; and, be it

Further Resolved, That the minor modifications are ratified and again approved in accordance with the Milwaukee Code of Ordinances, Section 295-907-2(i).

Notice is hereby further given that the foregoing matter will be given a public hearing by the Committee on Zoning, Neighborhoods and Development in Room 301-B, City Hall, 200 East Wells Street, Milwaukee, Wisconsin, on Thursday, February 14, 2008 at 1:30 P.M.

PLEASE NOTE: a) Members of the Common Council, and members of its Standing Committees who are not members of this Committee, may attend this meeting to participate or to gather information. Therefore, notice is given that this meeting may constitute a meeting of the Common Council or any of its Standing Committees, and must be noticed as such, although they will not take any formal action at this meeting.

b) If you have difficulty with the English language, you may bring an interpreter with you, at your own expense, so that you can answer questions and participate in the hearing.

c) Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language, interpreters or other auxiliary aids. For additional information or to request this service, contact the Council Services Division ADA Coordinator at 286-2998; (FAX) 286-3456, (TDD) 286-2025 or by writing to the ADA Coordinator at Room 205, City Hall, 200 E. Wells Street, Milwaukee, WI 53202.

d) Limited parking for persons attending meetings in City Hall is available at reduced rates (5 hour limit) at the Milwaukee Center on the southwest corner of East Kilbourn and North Water Street. Parking tickets must be validated in Room 205, (City Clerk's Office) or the first floor Information Booth in City Hall.

e) This meeting will be web-cast live at www.milwaukee.gov/channel25.

RONALD D. LEONHARDT,
City Clerk