



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**

February 5, 2025

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 No. 240938 to the City Plan Commission (CPC) for recommendation. This file relates to the 1st Amendment to the Detailed Planned Development known as Downer Avenue Redevelopment, Phase 2 to allow a multi-family residential development to be constructed on the property located at 2560 North Stowell Avenue, on the northeast corner of North Stowell Avenue and East Webster Place, in the 3rd Aldermanic District.

In 2008, a Detailed Planned Development (DPD) was established for Phase 2 development of the Downer Avenue Redevelopment plan, and allowed the construction of an 11-story, 70-unit condo building with 5 attached townhomes (for a total of 75 units) on the subject site, 2560 N. Stowell Av. This development was not constructed, and the new owners, 2502 LLC, 2502 S LLC and 2502 H LLC, are requesting an amendment to the DPD zoning to allow a 7-story, 65-unit multi-family residential building to be constructed on the site. Approximately 81 indoor parking spaces will be provided for the residents, along with bicycle parking. **Please refer to the reverse side of this notice for map details.**

Date: Monday, February 17, 2025
Time: 1:30 p.m. (Public Hearing scheduled for 1:30 p.m.)
Location: 1st Floor Boardroom – 809 N. Broadway
Virtual meeting access information: See City Plan Commission website at:
<https://city.milwaukee.gov/CPC>.

This meeting will be hosted both in-person and online.

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 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. 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 240938, the 2560 N. Stowell Av. zoning file. If you wish to submit a letter to the commission regarding this proposed rezoning, you may email PlanAdmin@milwaukee.gov.

Sincerely,

 for

Lafayette L. Crump
Executive Secretary
City Plan Commission

