



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**

June 8, 2021

PLEASE NOTE: This zoning change is only for the property that is 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 you are a property owner within 200 feet of the boundary, as required by State Statute.

DEAR PROPERTY OWNER:

The Common Council has referred file number 210053 to the City Plan Commission (CPC) for recommendation. This file relates to the change in zoning from Two-Family Residential (RT4) to a Detailed Planned Development (DPD) known as The 1500's to allow construction of a commercial building on part of 1540 North Jefferson Street, located on the east side of North Jefferson Street, south of East Pleasant Street, in the 3rd Aldermanic District.

This zoning change was requested by Josh Delaney and will allow construction of a commercial building and associated parking on part of 1540 North Jefferson Street. More specifically, a 3-story, approx. 11,200 sq. ft. office building is proposed on the north side of the site with parking off of the existing alley to the southeast of the building. The building will be constructed with brick masonry and metal panel, and will feature an outdoor patio on a portion of the second floor roof. The balance of the site will retain the existing RT4 residential zoning and be divided into two lots for future development of a two-family townhouse on each of the lots. **Please refer to the reverse side of this notice for map details.**

Date: Monday, June 21 2021
Time: 1:30 p.m. (Public Hearing scheduled for 1:50 p.m.)
Webinar meeting information: See City Plan Commission website at:
<https://city.milwaukee.gov/CPC> for access.

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 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 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 webinar meeting. Registration information to join the webinar 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.

If you are unable to email your testimony or join the webinar meeting but wish to convey your comments by voice message or text, you may contact Planning staff at (414) 708-0626 during the meeting. Staff will monitor messages and relay your comments to the commissioners during the public testimony portion of the meeting.

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 210053, the 1540 N Jefferson St. zoning change 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



View from Pleasant and Jefferson

