



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**

March 23, 2022

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 211510 to the City Plan Commission (CPC) for recommendation. This file relates to the change in zoning from a Detailed Planned Development (DPD) known as ReadCo to a new DPD to allow a mixed-use residential building at 1132, 1136-46 and 1164 East North Avenue, located on the north side of East North Avenue, west of North Commerce Street, in the 3rd Aldermanic District.

Previously in 2013, this site was approved for the development of a 4-story, 122-unit mixed-use building that did not move forward. Now, a new development team, GenCap KG North Ave 68, LLC, is proposing a new DPD to allow construction of a 91-unit mixed-use development with ground floor commercial space. The 4-story building would include a mix of market rate and workforce housing units, space for the Riverwest Food Accelerator along North Avenue and Commerce Street, and 95 on-site parking spaces. The property at 1136-46 E. North Avenue is currently owned by the City of Milwaukee and would be sold to the developer as part of this project. **Please refer to the reverse side of this notice for map details.**

Date: Monday, April 4, 2022
Time: 1:30 p.m. (Public Hearing scheduled for 1:30 p.m.)
Location: 1st Floor Boardroom, 809 North Broadway (wearing a mask is encouraged at all times within the hearing room)
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 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 encouraged to wear a mask

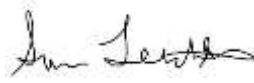


and socially distance within the meeting room. If you prefer to participate virtually, registration information to join the virtual meeting is available on the City Plan Commission website: <https://city.milwaukee.gov/CPC>. When registering, please indicate whether you may wish to speak during your item 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 211510, the 1136 E. North Avenue 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

