



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 29, 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 210172 to the City Plan Commission (CPC) for recommendation. This file relates to the change in zoning from Detailed Planned Development (DPD) to a new DPD known as Eighteen87 on Water for a multi-family residential development located at 1887 North Water Street, on the north side of North Water Street, west of North Humboldt Avenue, in the 3rd Aldermanic District. This site is located within the Riverwalk Site Plan Review Overlay Zone (SPROZ) and the City Plan Commission will also consider file numbers 210387 and 210388 relating to the design of the Riverwalk that will be constructed adjacent to this proposed building as well as a request to deviate from the performance standards of the overlay.

In 2013, a DPD was established for this site to allow the construction of a 4-story, 87-unit multi-family residential building with associated parking. That development did not move forward and Rule Enterprises is proposing a new DPD to develop a 5-story, 79-unit residential building with associated parking. This site is located within the Riverwalk Site Plan Review Overlay Zone (SPROZ) and a Riverwalk will also be constructed along the north and west sides of the site. The applicant is requesting to deviate from two overlay standards relating to the Riverwalk width (proposing 9 foot width at the northeast and west segments, overlay requires 12 foot minimum width) and mid-site connection to the future Riverwalk to the west (developer is proposing to bring the west Riverwalk segment back to Water Street due to the grade of the site). **Please refer to the reverse side of this notice for map details.**

Date: Monday, July 12, 2021

Time: 1:30 p.m. (Public Hearing scheduled for 2:00 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.

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 numbers 210172, 210387 and 210388, the 1887 N. Water Street zoning and Riverwalk files. 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

