



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**

September 18, 2024

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. 240523 to the City Plan Commission (CPC) for recommendation. This file relates to the change in zoning from Two-Family Residential, RT4, and Detailed Planned Development to a new Detailed Planned Development known as The Fifteens at Park East to allow a residential development on the properties located at 1524, 1540 and 1546 North Jefferson Street, on the east side of North Jefferson Street, south of East Pleasant Street, in the 4th Aldermanic District.

This zoning change was requested by Cirrus Property Group, LLC and will allow a townhouse-style development on the subject sites. The proposed residential development includes 15 townhouses consisting of 5 three-unit, three-story buildings. The buildings will be constructed in phases, and each unit will have a two-car attached garage and an optional private rooftop patio space. The buildings will be configured into two rows with one row fronting Jefferson Street and the other set back further east, backing up to the existing alley. Access will be provided through a newly-constructed private alley off of Pleasant Street and the existing alley that connects Pleasant Street to Lyon Street. **Please refer to the reverse side of this notice for map details.**

Date: Monday, September 30, 2024
Time: 1:30 p.m. (Public Hearing scheduled for 1:40 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 240523, the Jefferson and Pleasant 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

