

NOTICE OF PUBLIC HEARING

**City Plan Commission
809 North Broadway
Milwaukee, Wisconsin**

February 2, 2007

DEAR PROPERTY OWNER:

The Common Council has referred File No. 060705 to the City Plan Commission for recommendation. This file is an ordinance relating to the change in zoning from Local Business (LB2) and Multi-Family Residential (RM4) to General Planned Development (GPD), on land located generally on the East Side of North Downer Avenue between East Park Place and East Webster Place, in the 3rd Aldermanic District. The GPD establishes zoning standards and a master plan for redeveloping and revitalizing North Downer Avenue, including the rehabilitation of existing buildings and vacant commercial spaces, providing new medical office tenants, and new building development.

Based on public input and staff recommendation, changes have been made since the original proposal for the General Planned Development. The revised plans include adding a hotel as a permitted use. The building proposed at the northeast corner of Webster and Stowell would be reduced to 3 stories at the corner and 11 stories at mid-block to include 78 hotel rooms, banquet facility, and 52 residential condominium units, with 148 indoor parking stalls. The building height at the southeast corner of Bellevue and Downer will be 4 stories, as permitted by current zoning, with a total of 120 parking stalls. Specific development projects within this boundary will be heard as a public hearing before City Plan Commission in the future. **Please refer to the reverse side of this notice for map details.**

Date: Monday, February 12, 2007
Time: 2:00 p.m.
Place: 809 North Broadway, Milwaukee, WI
Room: First Floor Board Room

Interested parties will be offered an opportunity to express their views on the proposal prior to consideration by the City Plan Commission and Common Council. Your attendance and comments at this meeting are invited so that a complete examination of all aspects of the proposal can be made.

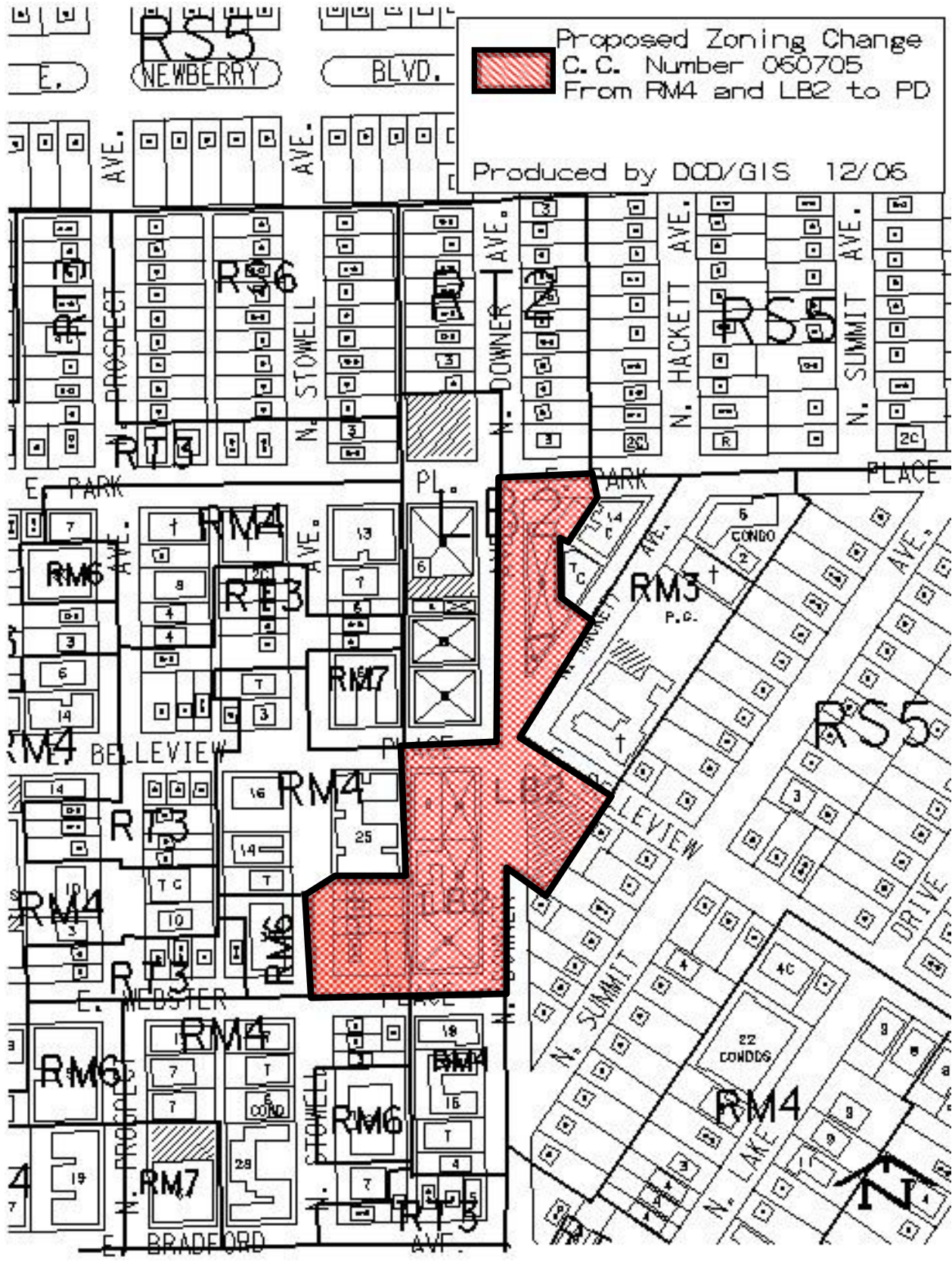
Submissions for this item (drawings, etc) will be available online at: www.mkedcd.org/planning/cpc/Downer. Or, please call the City Plan Commission at 286-5715 and ask for information on File No. 060705, Downer Avenue zoning change.

Sincerely,



Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. To request this service, contact the Department of City Development, 809 North Broadway, Milwaukee, WI 53202, telephone 286-5939.



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