NOTICE OF PUBLIC HEARING

City Plan Commission
809 North Broadway
Milwaukee, Wisconsin

April 13, 2007

DEAR PROPERTY OWNER:

On February 27, 2007, the Common Council approved File No. 060705, which established the General Planned Development for several properties along North Downer Avenue. This approval provides a master plan and zoning parameters for redeveloping and revitalizing North Downer Avenue; including the rehabilitation of existing buildings and vacant commercial spaces, streetscaping at nodes along Downer Avenue, and providing new medical office tenants and new building development. It includes permitted uses, height, density, setbacks and building massing and design standards for future development.

The Common Council has referred the first phase of development, File No. 070034, to the City Plan Commission for recommendation. This is an ordinance relating to the change in zoning from General Planned Development (PD) to Detailed Planned Development (DPD) known as Downer Avenue Redevelopment, Phase 1, on land located on the Southeast corner of East Belleview Avenue and North Downer Avenue, in the 3rd Ald. District. This ordinance would approve the site plan and building design for a 4-story parking structure with 134 parking stalls, bank and retail tenant space for property located at 2574-90 North Downer Avenue. The City Plan Commission will also consider a resolution declaring the City-owned parking lot at 2574-90 North Downer Avenue surplus to municipal needs and authorizing its sale to New Land Enterprises, LLP.

The zoning change was applied for by Workshop Architects, on behalf of New Land Enterprises, LLC and Van Buren Management, Inc. **Please refer to the reverse side of this notice for map details.**

Date:	Monday, April 23, 2007
Time:	1:45 p.m.
Place:	809 North Broadway, Milwaukee, WI
Room:	First Floor Board Room

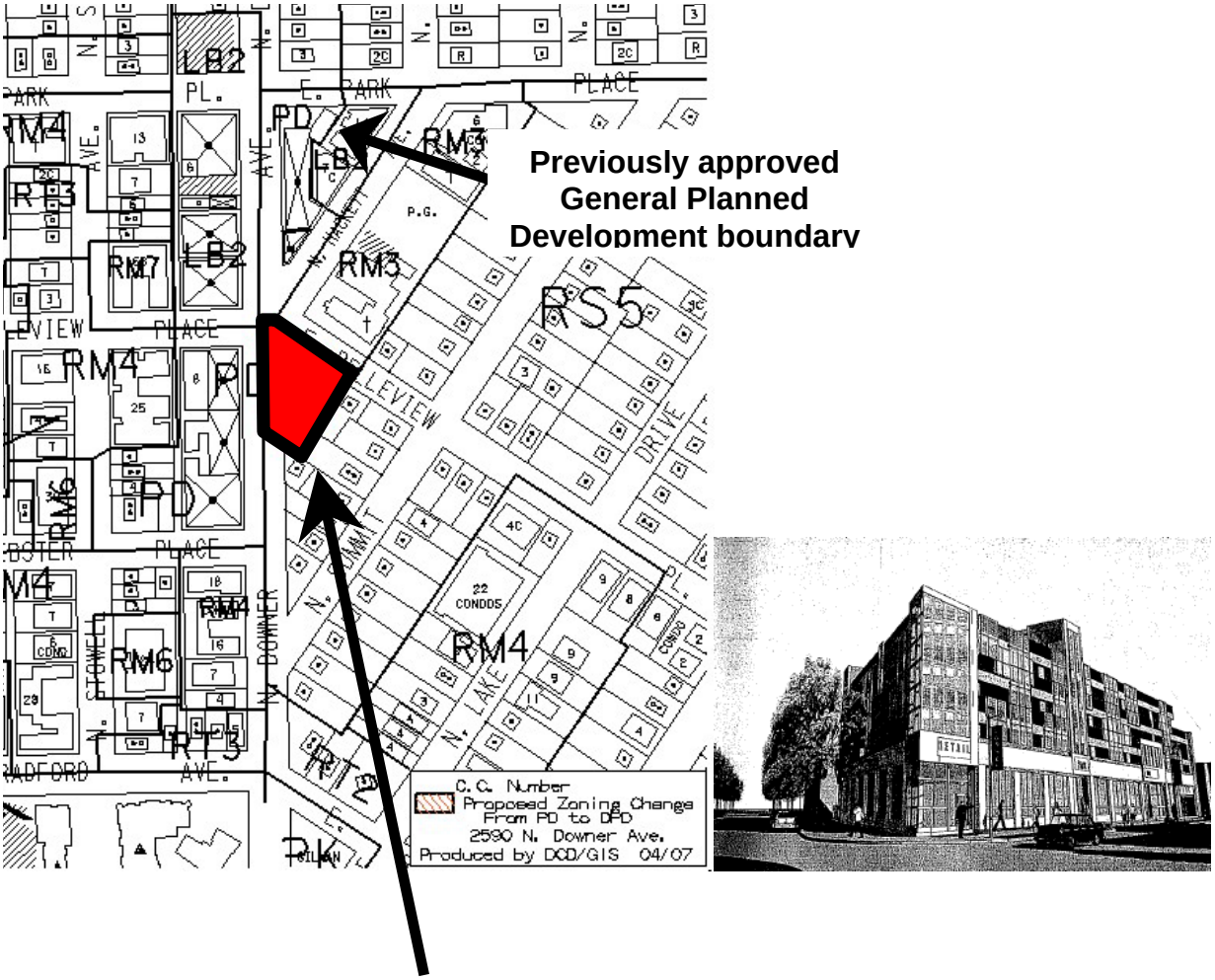
Interested parties will be offered an opportunity to express their views on the proposal prior to consideration by the City Plan Commission and Common Council. Your attendance and comments at this meeting are invited so that a complete examination of all aspects of the proposal can be made.

Submissions for this proposed project (drawings, etc.) are available online at www.mkedcd.org/planning/cpc/Downer. For further information, please feel free to call the City Plan Commission at 286-5715 and ask for information on File No. 070034, Downer Avenue Redevelopment 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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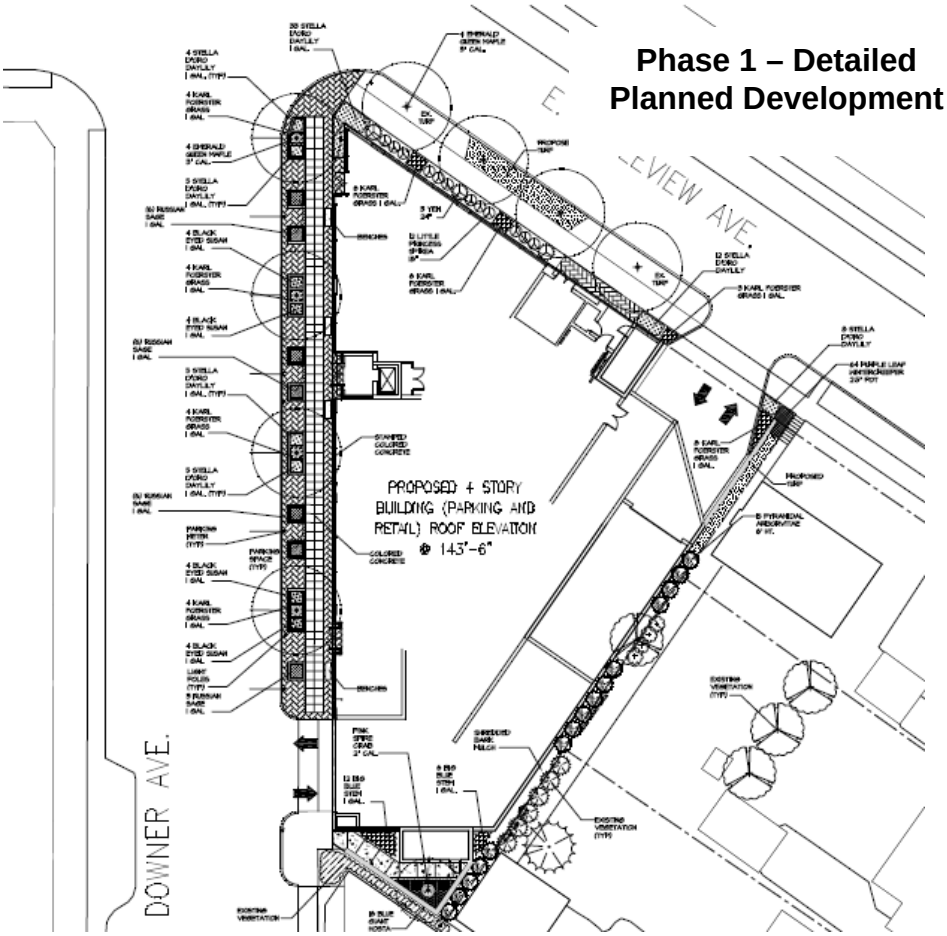

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