



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 14, 2023**

***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. 230044 to the City Plan Commission (CPC) for recommendation. This file relates to the 1st Amendment to the Detailed Planned Development, DPD, known as Nova to add Commercial Hotel as a permitted use for a time limited two year period within the previously approved mixed-use residential building located at 1237 North Van Buren Street, on the west side of North Van Buren Street, north of West Juneau Avenue, in the 4th Aldermanic District.

In 2021, a DPD was approved for this site to allow the development of an 8-9-story, 251-unit mixed-use residential building, which is currently under construction. New Land Enterprises is requesting an amendment to the DPD zoning to allow a portion of the residential units to be used as short term rentals for a period of 2 years once the building is complete. From a zoning code standpoint, more than 4 short term rental units in one building is classified as a Commercial Hotel, which is not presently an allowable use for this site. This amendment to the zoning will add Commercial Hotel as a permitted use within the residential portion of the building for a period of 2 years for up to 90 of the 251 residential units. One parking space will be available for each unit used as part of the Commercial Hotel (short term rental) component, and hotel management staff will be onsite 24/7 to assist with guest arrivals, guest services, and housekeeping. **Please refer to the reverse side of this notice for map details.**

Date: Monday, June 26, 2023  
Time: 1:30 p.m. (Public Hearing scheduled for 2:05 p.m.)  
Location: 1<sup>st</sup> 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](mailto: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 230044, the Nova Planned Development zoning file. If you wish to submit a letter to the commission regarding this proposed rezoning, you may email [PlanAdmin@milwaukee.gov](mailto:PlanAdmin@milwaukee.gov).

Sincerely,



for

Lafayette L. Crump  
Executive Secretary  
City Plan Commission

