



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**

**March 13, 2024**

***PLEASE NOTE: This deviation is only for the property that is marked as “subject site” as shown on the map on the reverse side of this notice. If your property is not located at 733 W. Historic Mitchell Street, then you are receiving this notice because you are a property owner within 200 feet of the subject site, as required by State Statute.***

#### **DEAR PERSON OF INTEREST:**

The City Plan Commission will hold a public hearing regarding the request for a deviation from the performance standards established by the Historic Mitchell Street Neighborhood Conservation (NC) Overlay Zone for a proposed social service use within the building located at 733 West Historic Mitchell Street, located on the south side of West Historic Mitchell Street, east of South 8<sup>th</sup> Street, in the 12<sup>th</sup> Aldermanic District.

The Mitchell Street NC Overlay was approved by the Common Council in 2015. The purpose of the overlay is to preserve the first floor of commercial buildings as lively and contributing spaces for the Historic Mitchell Street corridor. To accomplish this, the overlay establishes a list of prohibited uses for the first floor of commercial spaces within the boundary as a means to guide street level uses that are considered to be active and contributing to the vitality of the area.

Voces de la Frontera purchased the 2-story building at 733 W. Historic Mitchell Street, and intends to provide several services at this site such as citizenship classes, legal services, and referral services, which are classified as a Social Service use. The zoning overlay allows a social service use to occupy the first floor of a building provided the frontage does not exceed 30 feet. The building is 60 feet wide, and Voces de la Frontera would like to occupy the entire building as a social service use. A deviation from the overlay's prohibited use list is necessary to allow the use to occupy more than 30 feet of frontage along Mitchell Street. **Please refer to the reverse side of this notice for map details.**

Date: Monday, March 25, 2024  
Time: 1:30 p.m. (Public Hearing scheduled for 1:45 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 the 733 W. Historic Mitchell Street 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

