



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: 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. 231461 to the City Plan Commission (CPC) for recommendation. This file relates to the change in zoning from Industrial Commercial, IC, to Industrial Mixed, IM, for the properties located at 324 North 15th Street and 1357-1439 West St. Paul Avenue, on the south side of West St. Paul Avenue, west of North 13th Street, in the 4th Aldermanic District.

In 2016, the Industrial Commercial (IC) zoning district was created to promote light manufacturing, office and certain commercial uses while restricting residential. This district also provides for the orderly conversion of certain older industrial and warehousing buildings to commercial and office uses with less traffic generation than uses located on more intensive commercial retail corridors. Retail uses are considered accessory or complementary to the primarily light manufacturing nature of the district. Consistent with the recommendations of the Menomonee Valley 2.0 Plan, St. Paul Avenue from N. 9th Street to N. 25th Street was rezoned to IC in 2016.

The currently proposed zoning change to rezone this site from IC to IM was requested by Sunset Investors St. Paul, LLC to allow other uses on the two sites including but not limited to multi-family residential and an animal boarding facility. **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 2:10 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 231461, the 15th and St. Paul zoning change file. If you wish to submit a letter to the commission regarding this proposed rezoning, you may email PlanAdmin@milwaukee.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Crump", followed by the word "for" in a standard font.

Lafayette L. Crump
Executive Secretary
City Plan Commission

