



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 5, 2024

PLEASE NOTE: This hearing relates to 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 3774 S. 27th 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 (CPC) will hold a public hearing regarding a proposal to redevelop the existing historic building and construct a new multi-tenant commercial building on the site located at 3774 South 27th Street, within the S. 27th/Howard Development Incentive Zone (DIZ) overlay, in the 13th Aldermanic District. The S. 27th/Howard DIZ was created in 2010 for the properties shown on the back of this notice, and establishes permitted and prohibited uses, as well as design standards for developments within the overlay zone. The historic building is proposed to be renovated and reused as a restaurant and banquet (assembly) hall. A restaurant is an allowable use, and an assembly hall is also permitted within the overlay zone, but is subject to a public hearing and approval by CPC.

This site is currently owned by the City of Milwaukee. NVS Investments, LLC plans to purchase the site and redevelop the former Jacob Nunnemacher Mansion (later known as the Wildenberg’s Evergreen Hotel) into a sit-down restaurant and an approximately 10,000 square foot banquet hall. A historically appropriate building addition and outdoor patio are proposed as part of this project. All changes to the historic building will require Historic Preservation Commission approval. Additionally, a one-story multi-tenant commercial building is proposed to be constructed on the north portion of the site. The new building will be constructed with brick masonry, and will have an outdoor seating area between two of the tenant spaces. Future uses within the multi-tenant commercial building will need to comply with the DIZ overlay use list. The surface parking provided on the site will be shared by tenants and customers of both buildings. **Please refer to the reverse side of this notice for map details.**

Date: Monday, June 17, 2024
Time: 1:30 p.m. (Public Hearing scheduled for 1:45 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 the 3774 S. 27th Street zoning overlay file. If you wish to submit a letter to the commission regarding this proposed rezoning, you may email PlanAdmin@milwaukee.gov.

Sincerely,



for
Lafayette L. Crump
Executive Secretary
City Plan Commission

