Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Lafayette L. Crump
Commissioner

Sam Leichtling
Deputy Commissioner

NOTICE OF PUBLIC HEARING

CITY OF MILWAUKEE - City Plan Commission
809 North Broadway
Milwaukee, Wisconsin

August 6, 2025

PLEASE NOTE: This hearing relates to 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 of the subject site.

PERSON OF INTEREST:

The Common Council has referred File No. 250521 to the City Plan Commission (CPC) for recommendation. This file relates to the change in zoning from Industrial Light, IL2, to Downtown – Mixed Activity, C9G, to allow a mixed-use development on the property located at 1414 North Vel R. Phillips Avenue, on the east side of North Vel R. Phillips Avenue, north of West Vliet Street, in the 6th Aldermanic District.

This zoning change was requested by the property owner, MNS Warehouse LLC, and will allow a new development on the site. More specifically, the owner intends to construct a 5-story building with 3,600 square feet of ground floor commercial space and parking, and approximately 22 residential units on the upper floors. While specific development plans are not part of this file, the building design and placement will be required to comply with the C9G zoning design standards. **Please refer to the reverse side of this notice for map details.**

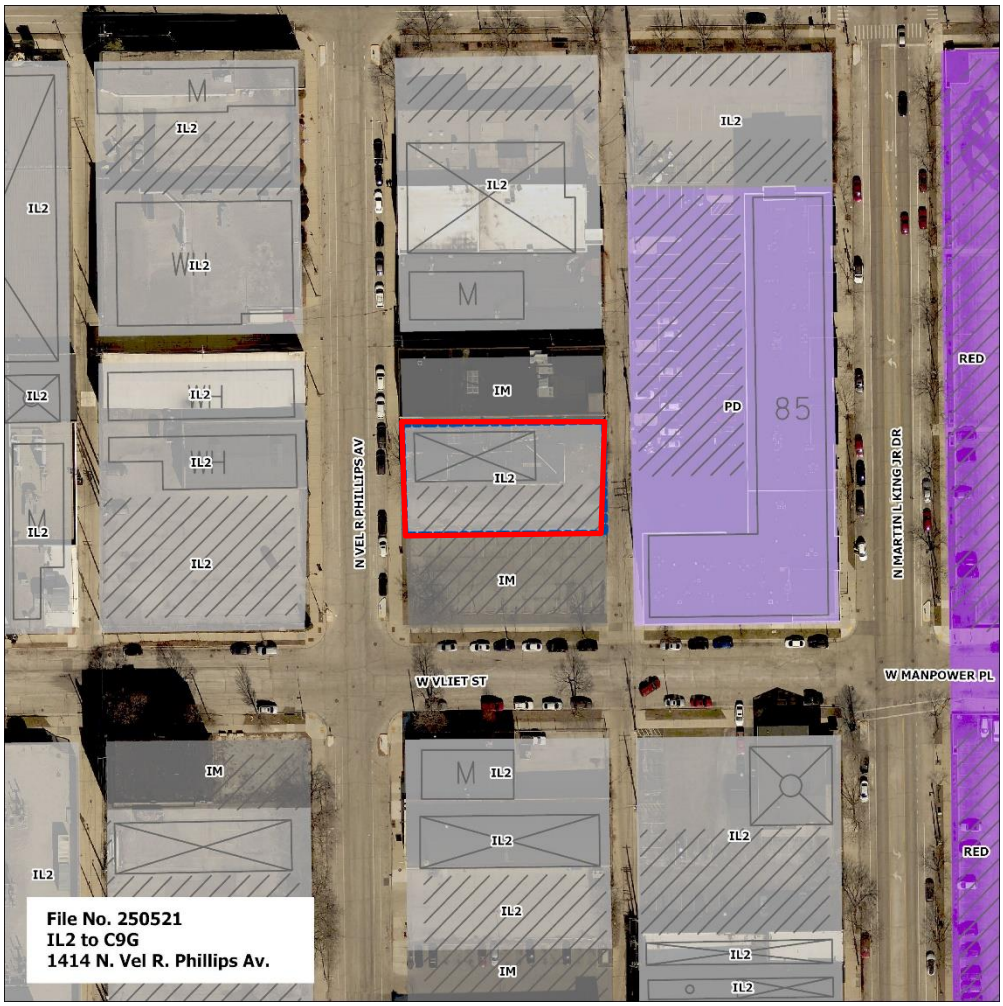
Date: Monday, August 18, 2025
Time: 1:30 p.m. (Public Hearing scheduled for 1:55 p.m.)
Location: 1st Floor Boardroom - 809 N. Broadway
Virtual meeting access information: See City Plan Commission website at https://city.milwaukee.gov/CPC.

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 250521, the 1414 N. Vel R. Phillips Av. zoning file. If you wish to submit a letter to the commission regarding this proposed rezoning, you may email PlanAdmin@milwaukee.gov.



Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities through sign language interpreters or auxiliary aids. For additional information or to request this service, contact the Administration Office at 286-5800, (FAX) 286-0851 or by writing to the Coordinator at City Development, 809 N. Broadway, Milwaukee, WI 53202. Persons engaged in lobbying as defined in s. 305-43-4 of the Milwaukee Code are required to register with the City Clerk's License Division. Lobbyists appearing before a Common Council committee are required to identify themselves as such. More information is available at http://city.milwaukee.gov/Lobbying.