



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 26, 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 within this boundary, 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 for a mixed-use building known as the Bronzeville Creative Arts & Technology Hub on land located on the north side of West North Avenue between North 6<sup>th</sup> Street and North 7<sup>th</sup> Street within the Development Incentive Zone (DIZ) overlay known as Bronzeville Cultural and Entertainment District, in the 6<sup>th</sup> Aldermanic District. The DIZ overlay was created in 2022 and amended in 2024, and is intended to encourage development in Bronzeville that will support the growth of Bronzeville as a cultural and entertainment destination that highlights African American arts and culture. The overlay zone includes an allowable use list and building design standards to ensure that new developments align with these goals.

FIT Investment Group is proposing to construct a 4-story building that includes 60 residential units and approximately 29,000 square feet of commercial space that will anchor the corner at 6<sup>th</sup> and North. There will also be 3 live-work units and a public plaza located along North Avenue. Uses within the commercial portion of the building are anticipated to include a first floor café and 150-200 seat flexible performance space. Upper floor tenants of the commercial space are intended to have a focus on arts, music and technology. A STEM tutoring use will be located on the first floor of the residential portion. The proposed uses are allowed by the DIZ overlay, but one is classified as a Community Center, which requires a public hearing by the City Plan Commission. A total of 47 parking spaces will be provided on site for the residents, along with bicycle parking for residents and patrons of the commercial spaces. **Please refer to the reverse side of this notice for map details.**

Date: Monday, July 8, 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 File No. 240358 - the Bronzeville Hub zoning overlay 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

