

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

February 5, 2025

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 Nos. 241339 and 241340 to the City Plan Commission (CPC) for recommendation. These files relate to the Second Amendment to the General Planned Development (GPD) known as Arena Master Plan to allow changes to the zoning standards for Block 3 of the GPD, and the change in zoning from GPD known as Arena Master Plan to a Detailed Planned Development (DPD) known as Block 3 – Arena Master Plan, Phase 2 to allow the construction of a multi-story hotel on the eastern portion of 430 West State Street, located on the north side of West State Street, west of North Vel R. Phillips Avenue, in the 4th Aldermanic District.

In 2016, a GPD known as the Arena Master Plan was established for the entire 8-block Deer District and serves as a zoning master plan for future development within the district. Milwaukee DD Lodging Investors II, LLC is proposing to construct a 7-story, 156-room hotel known as the Moxy on the southeast portion of Block 3 within the GPD. A hotel is a permitted use at this location under the General Planned Development. The main entrance to the hotel will face N. Vel R. Phillips Av., and a service drive on the west side of the building will serve as a secondary entrance for loading and service needs. An outdoor patio for guests will be located on the north side of the building. As part of this proposal, the existing parcel (430 W. State Street) will be divided into two, creating a 4th lot within Block 3. In addition to the DPD approval of the project details, an amendment to the GPD is proposed in order to allow up to 4 buildings on Block 3 to align with the current development plans for the block and the creation of this additional lot. Additional design standards for Block 3 will be modified to accommodate the 4th buildable lot. **Please refer to the reverse side of this notice for map details.**

Date: Monday, February 17, 2025

Time: 1:30 p.m. (Public Hearing scheduled for **2:00 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 numbers 241339 and 241340, the Block 3 zoning files. If you wish to submit a letter to the commission regarding this proposed rezoning, you may email PlanAdmin@milwaukee.gov.

