



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 4<sup>th</sup> 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 4<sup>th</sup> 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 4<sup>th</sup> 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: 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.



