



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**

April 12, 2023

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 City Plan Commission (CPC) will hold a public hearing regarding the request to deviate from the performance standards established by the Port of Milwaukee Sub Area B (Center) Development Incentive Zone (DIZ) overlay to allow additional building wall signage on an existing building located at 427 East Stewart Street, on the south side of East Stewart Street, east of South Allis Street, in the 14th Aldermanic District. The Port DIZ was approved by the Common Council in 2011 to guide development with respect to uses and design standards, including but not limited to signage.

Doral Corp., a metal fabricator company, has been a tenant within the building located at 427 E. Stewart St. since 1999 and shares portions of the first and second floor of the building. They are requesting to add two building wall signs at the corner of Stewart and Allis Street in order to provide visibility for their business. The DIZ overlay states that 1 building wall sign is allowed for every 25 lineal feet of frontage (consistent with the base zoning standards). Another tenant within the building already has building wall signs in these areas, and therefore, a deviation from the DIZ overlay standards is necessary to allow a second building wall sign on both the Stewart and Allis Street elevations. Doral Corp.'s signs will be placed between the second and third floors of each building façade, one story above the existing signs, and will be Type A signs consisting of individual letters. **Please refer to the reverse side of this notice for map details.**

Date: Monday, April 24, 2023
Time: 1:30 p.m. (Public Hearing scheduled for 1:30 p.m.)
Location: 1st Floor Boardroom – 809 N. Broadway (attendees are advised to wear a mask in the hearing room)

Virtual meeting access information: See City Plan Commission website at:
<https://city.milwaukee.gov/CPC>.

The City of Milwaukee Health Department has recommended limiting large indoor gatherings and social distancing when possible to limit the spread of COVID-19. This meeting will be hosted both in-person and online to best protect the public health of the community, including meeting participants.



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. Those attending in person are advised to wear a mask and socially distance within the meeting room. 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 221883, the 427 E. Stewart St. overlay deviation 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

