



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

January 14, 2026

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 City Plan Commission will hold a public hearing regarding a request to deviate from a performance standard established by the Riverwalk Site Plan Review Overlay Zone (SPROZ) that requires 24-hour-per-day public access to a new Riverwalk segment on the site located at 350 South Water Street, on the west side of the Milwaukee River, in the 12th Aldermanic District. The Riverwalk segment is required to be constructed in conjunction with the development of the site per the Riverwalk SPROZ, which was established in the late 1990's for the properties located along a portion of the Milwaukee River.

The owner of 350 South Water Street, Pontis, LLC, is proposing to construct a 5-story office building on the site, along with a Riverwalk segment that will be built along the river frontage on the east side of the lot. The design of the building within the SPROZ limits and the Riverwalk details must meet the applicable overlay standards. The Riverwalk SPROZ requires that the Riverwalk is open to the general public 24 hours a day at no charge, and the applicant is requesting relief from this overlay standard and not provide public access to this new Riverwalk segment until future Riverwalk segments either to the north or south of the site are constructed. Additionally, the new Riverwalk segment will not be constructed along the full length of the river frontage as required due to an encumbrance by the railroad bridge on the southeast 1/3 of the site. **Please refer to the reverse side of this notice for map details.**

Date: Monday, January 26, 2026
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.

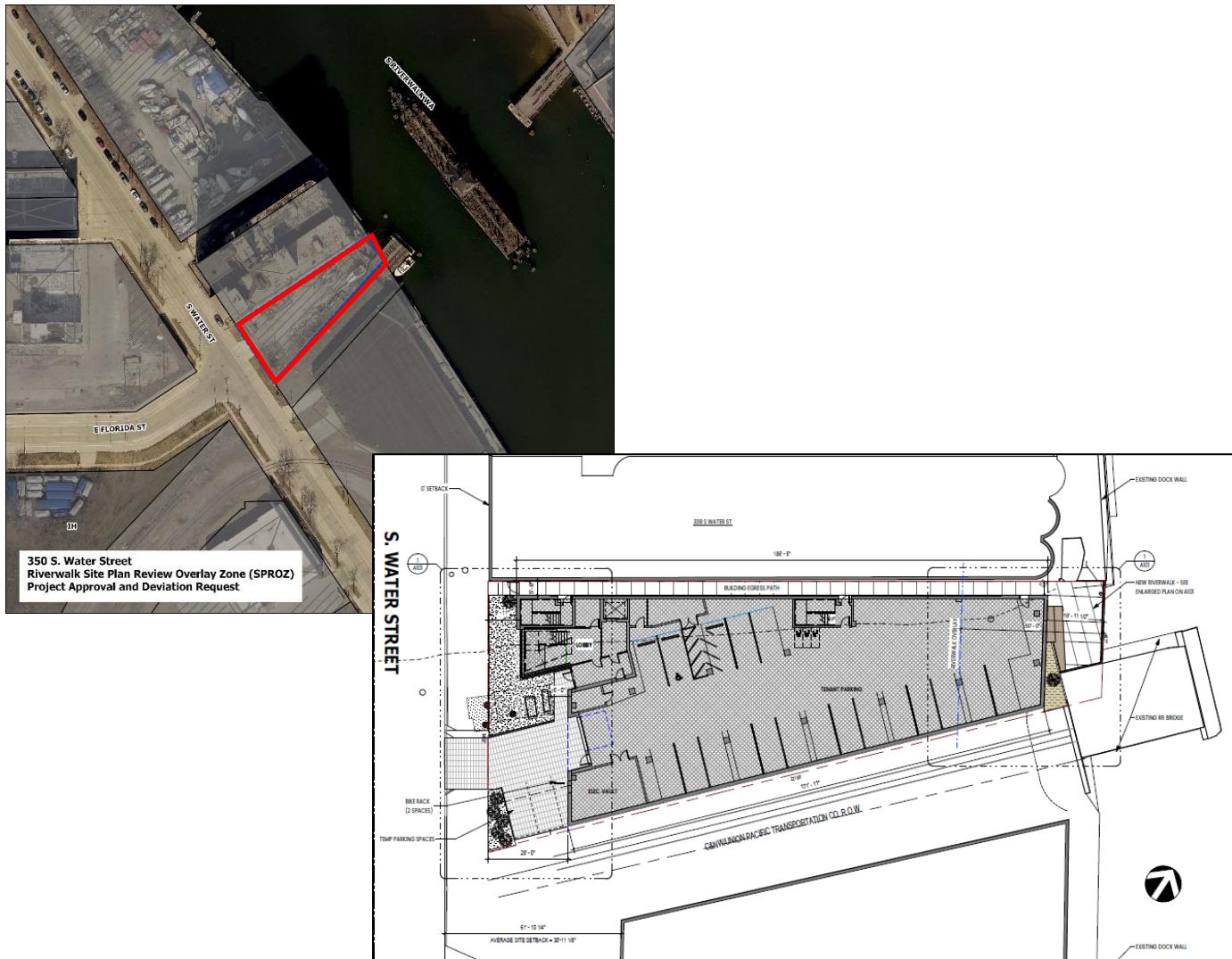
This is a public hearing. Those wishing to provide testimony relating to this matter are encouraged to do so by emailing Planning staff at PlanAdmin@Milwaukee.gov at least one business day prior to the start of the meeting. Those wishing to provide testimony during the meeting will be asked to do so 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 the 350 S. Water Street Riverwalk overlay 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>.