



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**

September 18, 2024

PLEASE NOTE: This deviation is only for 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 at 1120 S. Barclay Street, then you are receiving this notice because your property is within 200 feet of the subject site.

DEAR PERSON OF INTEREST:

The City Plan Commission will hold a public hearing regarding the request to deviate from the performance standards established by the Port of Milwaukee Sub Area B (North) Development Incentive Zone (DIZ) to allow an assembly hall use within the existing building located at 1120 South Barclay Street, on the east side of South Barclay Street, south of East Washington Street, in the 12th Aldermanic District. The Port of Milwaukee Sub Area B DIZ was approved by the Common Council in 2011 with the intent to promote attractive and efficient use, or reuse of land and/or buildings in the Port of Milwaukee Redevelopment Plan area in a manner that provides high quality sites for commercial and industrial development, while benefitting the surrounding community. To accomplish this, the DIZ established a list of permitted and prohibited uses to guide uses that support the current operations and growth of the Harbor District and Port of Milwaukee, as well as design standards to ensure that new development contributes to the vitality of the area.

In 2019, a deviation from the DIZ overlay use list was approved to allow an event space (classified as an assembly hall, which is a prohibited use within the DIZ overlay) to host events within the existing building at 1120 South Barclay Street. This event space was accessory to a light manufacturing company that occupied the building. The light manufacturing company subsequently went out of business, and the assembly hall use continued to operate as a principal use. This deviation request is to serve as an interim approval of the existing assembly hall as a principal use while the building owner finalizes plans for the remainder of the building that include uses that are allowed by the DIZ overlay and consistent with the goals of the Harbor District’s Water and Land Use Plan. Once the building is fully occupied and plans are finalized for how the building will continue to operate moving forward, the building owner will apply for a longer term approval of the assembly hall use. **Please refer to the reverse side of this notice for map details.**

Date: Monday, September 30, 2024
Time: 1:30 p.m. (Public Hearing scheduled for 2:05 p.m.)
Location: First 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 number 240533, the 1120 S. Barclay zoning 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

