

March 9, 2009

To the Honorable Common Council
Zoning, Neighborhoods and Development Committee
City of Milwaukee

Dear Committee Members:

File No. 081310 relates to a change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD), for a hotel development, on land located on the East Side of South Howell Avenue and North of East College Avenue, in the 13th Aldermanic District.

This zoning change is requested by Raymond Management Company to allow for the development of a portion of the site for a 143 room Hilton Garden Inn hotel. As part of this Phase 1 development, the former St. Stephens School will be razed. Infrastructure improvements will be made to the property prior to the construction of this hotel. Building materials will include brick, stone and EIFS that will feature 2-3 colors and textures. Staff continues to work with the developer on the final building design details. The height of the 3-story building will not exceed 40 feet.

A Certified Survey Map (CSM) is currently being reviewed, and will divide the site into two parcels (one for each hotel) and an outlet (at the eastern portion of the site, which will largely remain undisturbed). Ingress/egress easements will allow shared access to the entrance along S. Howell Av and the parking lot.

On March 9, 2009, a public hearing was held and at that time nobody spoke in opposition. Since the proposed change complies with the Zoning Code and City plans for the area, the City Plan Commission at its regular meeting on March 9, 2009 recommended approval of the subject file, conditioned on revising the written narrative to clarify and specify signage, building and glazing materials, and phasing plan for site development, and working with staff on final building design and the freestanding monument sign details and submitting revised building elevations prior to the ZND committee meeting.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Terry Witkowski