



**Department of City Development**  
City Plan Commission  
Redevelopment Authority of the City of Milwaukee  
Neighborhood Improvement Development Corporation

**Rocky Marcoux**  
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October 8, 2013

To the Honorable Members of the  
Zoning, Neighborhoods and Development Committee  
City of Milwaukee  
City Hall, Room 205

Dear Committee Members:

File No. 130631 relates to a change in zoning from Downtown Residential and Specialty Use (C9B(A)) to a Detailed Planned Development (DPD) known as 1150 North Water Street, for a mixed-use development, on land located on the east side of North Water Street, south of East Juneau Avenue, in the 4th Aldermanic District.

This zoning change was requested by Milwaukee Hotel Acquisition, LLC, on behalf of the Milwaukee School of Engineering (MSOE), so that MSOE may acquire the property for its intended use. The existing, 14-story building at 1150 North Water Street will be redeveloped into a multi-purpose building with commercial, dormitory and faculty housing, and ancillary uses. Since a dormitory use is a special use in the C9B zoning district, the applicant is requesting a zoning change so that a dormitory becomes a permitted use on the site in perpetuity. The unit mix will include studios up to three-bedrooms, for a total of 152 units and 346 beds. The building will be completed with minor alterations to the interior of the upper floors to serve as dormitory and faculty residential space for MSOE. The second and third floors will have approximately 60 parking stalls and 50 bike stalls. Additionally, parking will be provided in the MSOE parking and soccer facility recently completed north of the subject property. Proposed commercial uses for the ground floor space include general office, government office, bank or other financial institution, general retail establishment, personal and/or business service, tavern, sit-down or fast food/carry-out restaurant and health club.

Since the proposed uses are consistent with the recommendations of the Downtown Comprehensive Area Plan, the City Plan Commission at its regular meeting on October 7, 2013 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Robert Bauman

