

October 4, 2011

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

Dear Committee Members:

File No. 110627 relates to the First Amendment to a Detailed Planned Development known as Bishop's Creek, to allow for Phase III development, on land located west of North 32nd Street and south of West Hampton Avenue, in the 1st Aldermanic District.

This amendment will allow for Phase III development on the site, which will include the renovation of an existing 5-story, 125,000 square foot building into a mixed-use facility. A proposed 48 bed hotel will be located on floors 2-5 of the building. Approximately 15,000 square feet of commercial space will be located on the first floor and part of the second floor. Finally, 16 residential units will be placed on floors 4 and 5 in the south section of the building. Surface parking will be located south of the existing building. The proposed land uses were previously approved in the General Planned Development several years ago. Portions of the existing brick that are able to be kept will be cleaned and tuck pointed. The portions that are beyond repair will be clad with synthetic stucco and scored, similar to the existing dormitory building south of this building. Through a/c units will be added, and painted to match the building. Glazing will be clear, low-e vision glass.

On October 3, 2011, a public hearing was held, and at that time, nobody objected to the proposal. Since the proposed amendment is consistent with the recommendations of the previously approved Near North Side Comprehensive Area Plan and General and Detailed Planned Developments, the City Plan Commission at its regular meeting on October 3, 2011 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Ashanti Hamilton