



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

**Rocky Marcoux**  
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Deputy Commissioner  
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March 13, 2018

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

Dear Committee Members:

File No. 171637 relates to the change in zoning from Two-Family Residential, RT3, to Local Business, LB2, for the properties located at 2708 West Wisconsin Avenue, 2805 West Wells Street, and 763 North 28th Street, on the east and west sides of North 28th Street between West Wells Street and West Wisconsin Avenue, in the 4th Aldermanic District.

This zoning change was requested by Rick Wiegand. The property at 2708 West Wisconsin requires rezoning to allow hotel use in accordance with the terms of the sale agreement with the City of Milwaukee. The other parcels require rezoning to be consistent with the zoning of the entire campus and allow for parking. The former school site has been sold by the City to the applicant, who proposes to redevelop the former Wisconsin Avenue School into an extended stay, all-suites hotel, operated in conjunction with the Ambassador Hotel. The hotel will support the redevelopment of the adjacent City Campus buildings as office space. Sidewalks, fencing, lighting and security enhancements will be installed by applicant at both properties. The applicant owns a large parking lot to the west of both properties, and is also part of this rezoning file. A right-of-way vacation of 28th Street from Wisconsin Avenue to Wells Street has been approved, and will allow City Campus and the Ambassador Suites to share a safe, controlled parking area.

On March 12, 2018, a public hearing was held. At that time, nobody (aside from the applicant) spoke regarding the proposal. Since the proposed zoning change is consistent with the recommendations of the Near West Side Comprehensive Area Plan and will help to facilitate the redevelopment of the former school, the City Plan Commission at its regular meeting on March 12, 2018 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Bauman

