

May 10, 2004

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

Dear Committee Members:

Attached is File No. 031558, being a substitute ordinance relating to the change in zoning from Industrial Light (IL1) to Detailed Planned Development (DPD) known as Holiday Inn Express, located on the north side of West Zellman Court and West of South 13th Street, in the 3rd Aldermanic District.

This zoning change would allow for the construction of a 3-story, 107 guest room hotel. Since the site slopes approximately 8 feet from the west to the east and on site detention for storm water management is required, the front building setback is greater than the adjoining hotel to the north. One freestanding, Type B, internally illuminated pylon sign identifying the hotel is proposed within the front setback area along South 13th Street. It would measure 20 feet in height and approximately 100 square feet in area.

On Monday, March 29, 2004, the City Plan Commission held a public hearing. At that time, the manager of the Ramada Inn hotel directly north raised concerns about storm water collection and drainage issues. The Department of Public Works identified that the drain at the Southeast corner of the Holiday Inn property has been expanded and that there is an open swale at South 13th Street. The developer's representative explained that new storm water management regulations would require on site storm water detention that would be large enough for runoff and would pick up from the north also. Since this proposed zoning change is consistent with City plans for the area, the City Plan Commission at its regular meeting on March 23, 2004 recommended approval of the attached substitute ordinance conditioned the following:

1. Provide all setback dimensions on the site plan
2. Provide details of the proposed retaining wall in elevation that includes material information
3. Revise freestanding sign to Local Business (LB1) zoning code requirements (14 feet in height, 100 square feet in area for Type A signs and 50 square feet in area for Type B signs)

Sincerely,

Patricia S. Algiers
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Witkowski