

October 4, 2005

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

Dear Committee Members:

File No. 050579 is an ordinance relating to the change in zoning from Institutional (TL) to a General Planned Development (GPD), on land located on the East Side of North Mayfair Road, in the 10th Aldermanic District.

This ordinance will allow for a hotel and restaurant complex with 200 to 300 rooms with full service amenities such as restaurant, conference rooms and water park feature. Based on a comprehensive market study and findings from the Milwaukee County zoo administration, a future request for proposals for the specific design will be issued. It is envisioned that the hotel will be 5 to 10 stories in height and have pedestrian and visual connections to the zoo. A zoning change to Detailed Planned Development (DPD) will need to be approved for the building design prior to construction.

On October 3, 2005, a public hearing was held and at that time there was no opposition to the proposed amendment. Since the proposed planned development is consistent with the City's plans for the area, staff suggests that the Plan Commission approve this zoning change conditioned on: 1. Amending the Owner's Written Narrative to include signage standards.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Murphy