



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

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August 22, 2013

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

Dear Committee Members:

File No. 130454 relates to the Second Amendment to the Detailed Planned Development (DPD) known as Forest County Potawatomi Legacy District, Phase 1, for parking, on land located on the south side of West Canal Street, west of South 16th Street, in the 8th Aldermanic District.

This zoning change was requested by the Forest County Potawatomi Community, and will provide for the increase in size of a new parking structure that is proposed for the site. This proposal permits the increase in size of previously approved, new parking structure to be built on the parcel located at 305 South 16th Street, on the south side of West Potawatomi Circle, and immediately west of South 16th Street. Previously, as part of the First Amendment to the DPD for Phase 1 (FN 111296), a four level, 480 stall parking structure was to be constructed where there is currently a surface parking lot, directly east of the existing parking garages south of the casino. The Tribe is now requesting that the previously approved, but not yet constructed, parking structure is increased from a four-story, 480 stall structure to a six-story, 1,400 car structure. The design of the structure will be similar to that of the existing parking structures, and will be constructed of cast-in-place, post-tensioned concrete. If approved, total parking for the casino and hotel site will include approximately 6,600 parking spaces. Existing landscaping along the east and south elevations, which are the only two street-facing facades, will remain. The Tribe is also requesting that a pedestrian connection is added from the new structure to the 16th Street viaduct, north of the existing auto connection.

In addition to the increase in size for the parking structure, the Tribe is proposing to increase the main hotel entrance sign along Canal Street from a 15 foot long by 3 foot tall, two-sided sign to a twenty-two foot long by six and a half foot tall, L-shaped sign. The sign will have internally-lit letters, and is not fully designed yet, so it will be submitted to DCD staff for review and approval in the future.

On August 19, 2013, a public hearing was held and at that time, nobody spoke in opposition. Since the proposed change is consistent with the previously approved DPD, the City Plan Commission at its regular meeting on August 19, 2013 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Robert Donovan

