

June 21, 2004

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

Dear Committee Members:

Attached are File No. 040100, being a substitute ordinance relating to the change in zoning from Multi-Family Residential (RM6) and Residential Office (RO2) to Commercial Service (CS) on land located on the North Side of West Wisconsin Avenue between North 23rd Street and North 24th Street, in the 4th Aldermanic District.

This change in zoning would result in the renovation of existing hotel facilities along West Wisconsin Avenue that includes reconfiguring existing rooms, west entry and parking structures to create a 133-room boutique hotel. Several upgrades and amenities including banquet facilities to the north and a restaurant to the west could be provided in this three phases conversion. Currently the hotel operates as a residential hotel. The owner would work with these clients to help relocate them to other apartments in the area.

The first phase of the hotel renovation has been completed. The second phase would include the construction of a new entrance feature that may include a security booth to the parking and drop off area along West Wisconsin Avenue. The entry feature would be constructed of brick to match the existing exterior of the hotel. A porte cochere along the west side of the building would be constructed as part of this phase.

Parking is addressed in three phases: Phase One consists of a surface parking lot with 25 spaces located north of the existing hotel. Phase Two proposes construction of a 2+story, 44-space parking structure facing North 23rd Street requiring the razing or relocation of an existing single-family home. The parking structure will replace an existing surface parking lot. An open lot just south of the structure will provide 7 spaces. The third phase proposes construction of a two-story open parking structure fronting North 24th Street that will provide 210 spaces requiring the razing or relocation of an existing rooming house and duplex. The owner would work with the residents of the rooming house to help relocate prior to the razing of the building. This parking structure will also replace an existing surface parking lot. Ingress and egress of the parking structure will be from North 24th Street.

Page 2
File No. 040100

On Monday June 21, 2004, the City Plan Commission held a public hearing. At that time, both June Moberly representing Avenues West and the Alderman spoke in favor of the proposed renovation and zoning change. Since proposed zoning change is generally consistent with the intent of the City plans for the area, the City Plan Commission at its regular meeting on June 21, 2004 recommended approval for the attached substitute ordinance.

Sincerely,

Martha L. Brown
Acting Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Bauman
File