

LRB – RESEARCH AND ANALYSIS SECTION ANALYSIS

**JULY 19, 2006 AGENDA
PUBLIC WORKS COMMITTEE**

**ITEM 41, FILE 060405
Emma J. Stamps**

File No. 060405 is a resolution directing the Department of City Development to prepare a resolution to vacate the North-South alley in the block bounded by North Water Street, East Juneau Avenue, vacated North Market Street and East Highland Avenue, in the 4th Aldermanic District.

Background

1. The Common Council may direct the Commissioner of City Development to prepare resolutions to vacate city owned right-of-way, including alleys, pursuant to Section 303-28, Milwaukee Code of Ordinances.
2. Several hotels are located in and around downtown to provide temporary lodging.

Discussion

1. Development Opportunity Corp. of Fort Myers, Fla. (DOC) has proposed building a 120-room Staybridge Suites extended stay hotel at the southeast corner of N. Water St. and E. Juneau Ave.
2. That 9 or 12-story building would include 30 condominiums, 10,000 sq. feet of street-level restaurant and retail space, and 2 indoor parking levels.
3. Currently, a city-owned surface parking lot and the former Brew City BarBQue bar, restaurant, and outdoor eatery are located on the premises.
4. On July 13, 2006, the Redevelopment Authority (RACM) granted a purchase option for some city-owned lots at the site for assemblage with a privately owned parcel for the development project whose construction is to begin by October 2006 and be completed by January 2008.
5. RACM now requests that the City vacate an alley for consolidation of land for the development project, Staybridge Suites Hotel and Condominiums, by DOC Hotels, Inc.
6. This resolution directs the Commissioner of DCD to prepare a resolution to vacate the alley pursuant to Section 308-28, Milwaukee Code of Ordinances.

Fiscal Impact

This file imposes no fiscal impact.

Other Information

1. Recent Milwaukee Journal Sentinel reports cited several proposed new hotel and/or hotel mixed-use projects for the downtown area, including:
 - Ruvin Development Inc. of Mequon, WI – a 20-foot mixed-use project, on a site bordered by N. Old World 3rd St., N. 4th St., W. Juneau Ave. and W. McKinley Ave., to provide a 175-room hotel, 70 condos, office and retail space plus a 330-car parking structure and a public plaza.

- Rana Enterprises – on the same lot proposed for the Ruvyn development, Rana plans to build a \$34 million development including a 202-room hotel, a gas station/convenience store, offices, retail space and a 400-car parking structure.
- Local developer Doug Weas – a 150-room Renaissance ClubSport by Marriott, part of an 18-story mixed-use project, at the southeast corner of N. Broadway and E. St. Paul Ave.
- Richard Curto's firm, RSC & Associates of Chicago, II – Park East Square, mixed-use development including a 125-room boutique hotel, a 140-room hotel catering to business travelers, 120 apartments, 270 condos, retail and restaurant space. Curto's firm would buy 4 acres east of N. Water St. and north of E. Ogden Ave. in the Park East area from the County.
- Ghazi Co., of Charlotte, N.C. – a mixed-use development at the southwest corner of W. Wisconsin Ave. and N. 4th St. that would include a hotel with upward of 150 rooms.

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