



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

**Rocky Marcoux**  
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Deputy Commissioner  
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May 22, 2017

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

Dear Committee Members:

File No. 170030 approves a final Certified Survey Map (CSM) for land located on the south side of West Layton Avenue and east of South 20<sup>th</sup> Street to divide a portion of one parcel into two parcels and to dedicate land for public street purposes to reflect existing conditions, in the 13<sup>th</sup> Aldermanic District.

This CSM property is currently owned by the Wisconsin Dept. of Transportation (WISDOT). It was determined that this property was no longer needed for freeway right-of-way purposes and WISDOT entered into a purchase contract with Woodspring Suites.

Three residents appeared at the May 15, 2017 City Plan Commission meeting regarding this file, and one resident spoke in opposition to the proposed CSM. She stated that the site would be better utilized as one parcel, with a business that could employ a larger number of people than the proposed hotel. Additionally, Ald. Witkowski stated that this site provides for an opportunity to attract a large employer with a substantial amount of jobs, and has more value as one parcel versus two. Since the CSM and dedication meet State Statute Ch. 236 and City of Milwaukee Ord. Ch. 119 requirements, staff recommended approval of the file conditioned on approval of the companion right-of-way vacation. The City Plan Commission at its regular meeting on March 15, 2017 recommended that the subject CSM be placed on file based on belief that the parcels being created are not providing for an orderly layout, and a more orderly layout of the site would be more compatible with the goals of the current planning efforts that are underway and the Airport Gateway Business Association.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Witkowski

