

November 27, 2007

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

Dear Committee Members:

File No. 070928 relates to the change in zoning from Industrial Light (IL1) to Local Business (LB1) on land located East of South 6th Street and North of West Layton Avenue in the 13th Aldermanic District.

This file will permit the construction of a three story, 80-unit Sleep Inn and Suites hotel and future retail structure. The hotel will be constructed of Quik-Brik and EIFS. A monument sign will be placed at the entrance of the hotel, and a four-sided tower face sign will be added to the hotel; all of which are allowed per LB1 zoning. A total of 122 surface parking stalls will be supplied, 6 of which will be for the handicapped. Once the retail structure is constructed, 34 parking stalls (2 handicapped) will be dedicated for the retail use, and 88 stalls (4 handicapped) will be for the hotel.

On November 26, 2007, a public hearing was held, and at that time the owner and operator of an industrial business to the west of the subject property stated their concerns regarding how the new hotel would affect the operation of their business, which runs 24 hours a day and includes substantial truck traffic. They also wanted to make sure the new bus stop on South 6th Street for their employees would not be interrupted by the construction of the hotel. Additionally, a representative of Business Improvement District #40 requested that the hotel keep in mind that the area is identified as a Garden District, and that the BID has landscape standards. The representative of the hotel stated he was aware of all issues and the hotel will work with the BID and adjacent business owner. Since the proposed change complies with the Zoning Code and City plans for the area, the City Plan Commission at its regular meeting on November 26, 2007 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Terry Witkowski