



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

Lafayette L. Crump
Commissioner

Vanessa L. Koster
Deputy Commissioner

March 9, 2023

To the Honorable Members of the
Zoning, Neighborhoods, and Development Committee
City of Milwaukee
City Hall, Room 301-B

Dear Committee Members:

File number 221449 relates to the change in zoning from Local Business, LB2, to a Detailed Planned Development, DPD, to allow construction of a hotel on the property located at 1709-23 North Farwell Avenue, on the west side of North Farwell Avenue, east of North Cambridge Avenue, in the 3rd Aldermanic District.

The proposed change in zoning to DPD was requested by 1709 Farwell Propco LLC and will allow the development of an 11-story, 130-room hotel on the subject site. The building will also include restaurants and other food service venues, meeting and event spaces, retail uses for hotel guests, and other ancillary uses supporting the hotel.

The City Plan Commission held a public hearing for this item at its regular meeting on March 6, 2023. At the time, one member of the public asked a question concerning impacts to parking for nearby residents. Alderman Brostoff provided testimony in support of this project and offered insight into some concerns from area residents. At its regular meeting on March 6, 2023, the City Plan Commission recommended conditional approval of the subject file with the following conditions:

- Applicant working with DPW to submit an updated site plan and any needed adjustments to the DPD narrative to incorporate DPW comments related to the installation of flashing beacons for a pedestrian crossing at Royall Place and adjustments to the Cambridge Avenue curb lines required as a result of this development.
- Applicant providing the Traffic Impact Analysis (TIA) to DPW for their review, and working with DPW through any recommendations or requirements by the department based on their findings, as well as updating the DPD exhibits as needed to incorporate any changes relating to the TIA.
- Applicant updating the applicable plans to show a corrected City paving detail (to be provided by DPW) and the required placement of accessible parking spaces as noted in the ADA Coordinator's comments.



Sincerely,

 for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

Cc: Ald. Brostoff