



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

Rocky Marcoux
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April 11, 2017

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

Dear Committee Members:

File No. 161584 relates to a Minor Modification to a Detailed Planned Development known as Hotel of the Arts Days Inn to permit additional hotel rooms and an outdoor patio at the Hotel of the Arts Days Inn and Suites at 1840 North 6th Street, located on the east side of North 6th Street, south of West Reservoir Avenue, in the 6th Aldermanic District.

This Minor Modification was requested by Jackson Center, LLC and will permit conversion of meeting room space at Hotel of the Arts into a guest room, and the addition of an outdoor patio. The original DPD, which was approved by Common Council in 2007, permitted conversion of an existing building into a hotel with up to 75 rooms. The hotel included conference rooms on the second, third and fourth floors. However, since the hotel opened in 2008, it was decided that the conference room space is not needed. The hotel converted the second and fourth floor conference rooms into suites in 2013, bringing the total number of rooms to 81, and provided a foyer space to two of the first floor guest rooms to acoustically isolate them from the main hall and the nearby breakfast bar. That proved successful, so the owner wishes to add the same foyer space to responding rooms on the 2nd, 3rd and 4th and change out the remaining third floor conference rooms to a suite. The conversion of the conference space into hotel guest room would provide an additional room, for a total of 82 rooms. However, the applicant is requesting that the allowable room count be increased to 86 in the event that a method is found to increase the room count by one room per floor.

The applicant is also requesting to provide an exterior patio space adjacent to the breakfast area to provide guests with an outdoor dining space. The deck will be approximately 15 by 46 feet with a 42 inch high railing around it. There would be no gates from the deck to the sidewalk or private walk and it would be approximately 5.5 feet above the 6th street sidewalk. The owner is requesting to use the deck from 7:00 am to 10:00 pm. There would be no additional lighting other than what is currently provided from the eave and wall lights.

Since the proposed minor modification is consistent with the previously approved DPD, the City Plan Commission at its regular meeting on April 10, 2017 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Coggs

