

October 19, 2009

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

Dear Committee Members:

File No. 081081 relates to the change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD) known as Bookends North, for a 19 story, mixed use building with up to 224 residential units, on land located on the North Side of East Kilbourn Avenue and East of North Van Buren Street, in the 4th Aldermanic District.

This zoning change was initiated by New Land Construction, LLP and Bookends North, LLP and will allow for the construction of a 19 story, approximately 480,000 square foot, mixed use building with up to 224 residential units. The first five stories will consist of structured parking and the upper fourteen stories will be residential. There will be retail space on the ground floor at the corner of North Van Buren Street and East Kilbourn Avenue.

Permitted uses will include multi-family residential, general retail establishments, personal and business services, and restaurants. The unit mix for the residential portion will be 1, 2, and 3 bedroom apartments. The exterior building materials are primarily glass, two different colored precast concrete panels with reveals, and two different colors of utility brick. Staff is still working with the architect to ensure that there is sufficient modulation of building materials along the 5 story base. Floors 6-19 will be set back approximately 10 - 17 feet from the base. The balconies will be a mix of stainless steel rail with glass panel systems, and metal framed railings with a metal mesh infill.

The residential pedestrian main entrance will be along Kilbourn Avenue, and cars will access the parking structure from Van Buren Street. The 5 level structured parking will be internally ventilated. Clear or lightly tinted glazing will encompass part of the structure so as to break up the base visually and to better integrate it with the tower, and to allow natural light into the parking structure. The architects are working to ensure that headlights from the cars will not shine out of the structure in these areas. Vehicular access will be from Van Buren via two entrances. Parking will be located within the structure, as will trash/recycling. The main pedestrian access will be along Kilbourn Avenue, and retail space on Van Buren may have up to three entrances depending on the tenant. All deliveries will occur on Van Buren, as well as service access, loading, and unloading. A total of 292 structured parking spaces will be provided, for a ratio of 1.3 spaces per unit.

On October 19, 2009, a public hearing was held and at that time several people were in favor and a few people were opposed to the project. Those in favor stated that this project would employ several people during the construction of the exterior and interior of the building. Those opposed cited concerns over parking and garbage collection. It was clarified that collection would occur internal to the site. Since the proposed change complies with the previously approved General Planned Development, the City Plan Commission at its regular meeting on October 19, 2009 recommended approval of the subject file, conditioned on the applicant working with DCD staff on the final building design, particularly modulation of building materials along North Van Buren and East Kilbourn, and providing glazing samples for planning review and approval.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Robert Bauman