



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

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September 13, 2019

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

Dear Committee Members:

File No. 190549 relates to the First Amendment to the Detailed Planned Development (DPD) known as Ascent Apartments to allow for additional dwelling units and structured parking, as well as an increase in building height and design changes to a previously approved mixed-use building on land located at 700 East Kilbourn Avenue, on the north side of East Kilbourn Avenue, East of North Van Buren Street, in the 4th Aldermanic District.

The applicant, Bookends North LLC, is seeking to amend their original plans to include an additional 26 residential units (increasing from 205 to 231) and 50 parking spaces (increasing from 260 to 310). The number of stories will increase by 2, from 21 to 23, though the overall height will only increase by 9 feet. Also included in this amendment are changes to the building design, mostly on the first floor and parking levels. Consistent with the previous approval, there will be approximately 8,170 square feet of commercial space on the ground, and this space will remain unchanged.

On September 9th, a public hearing was held on the subject file. The architect and developer spoke on the proposed changes and their reasoning for the adjustments. According the architect team, some of the changes were due to a redesign that introduced another floor of parking requiring an increase in solid wall area to meet energy codes.

Since the proposed changes are generally consistent with the previously approved DPD, the City Plan Commission, at its regular meeting on September 9, 2019, recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Bauman

