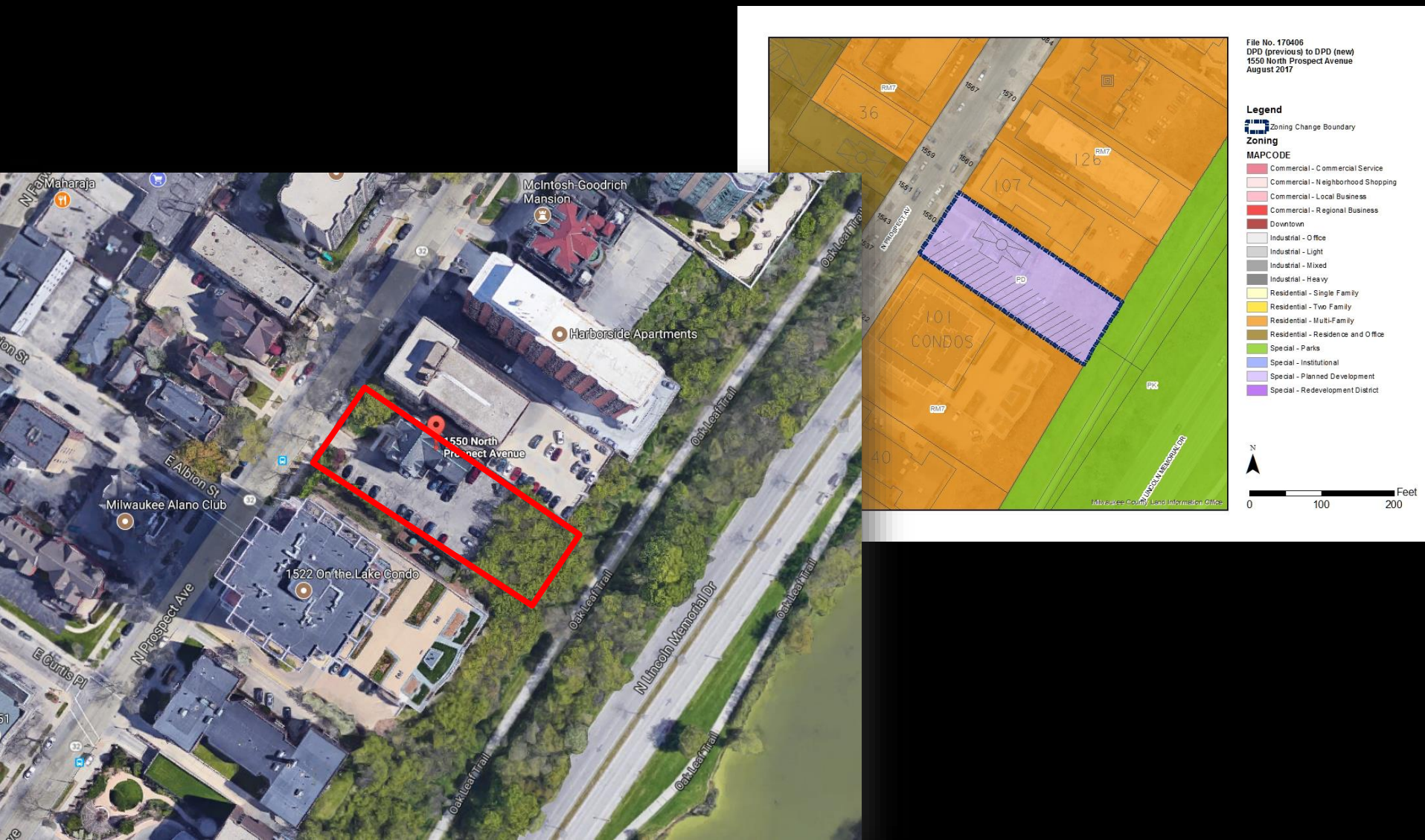


File No. 170406. A substitute ordinance relating to the change in zoning from Detailed Planned Development to Detailed Planned Development for a multi-family residential development at 1550 North Prospect Avenue, on the east side of North Prospect Avenue, north of East Albion Street, in the 4th Aldermanic District.



File No. 170406. Site Context Photos, 1550 North Prospect Avenue.



View from North Prospect Avenue looking south

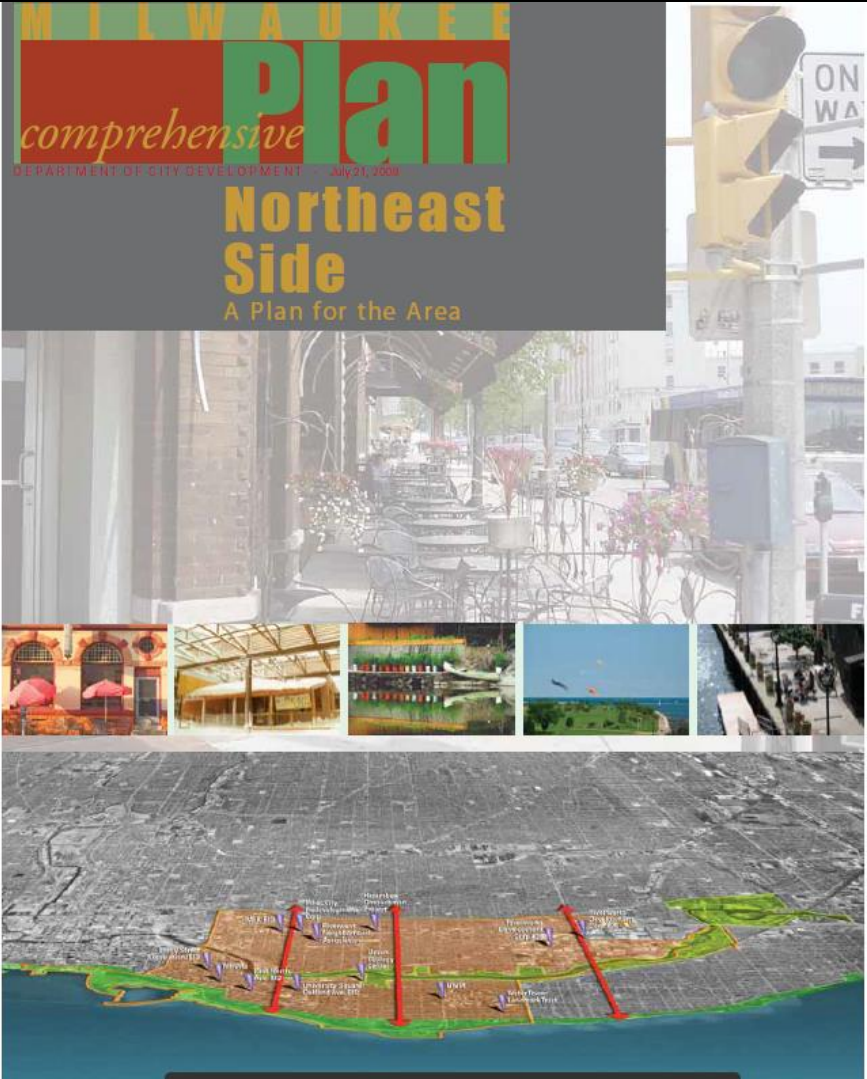


View from North Prospect Avenue, looking northeast



Tilt view from North Prospect Avenue, looking northeast

File No. 170406. Northeast Side Comprehensive Area Plan, 1550 North Prospect Avenue.



1. Reinforce high density transit corridors such as Farwell and Prospect with transit-oriented development.
2. Adjust (zoning requirements) if needed to provide more control over the character and impact of high-rise development, and to support a high level of amenity at street level; engaging pedestrian-friendly both Prospect and the Oak Leaf Trail; and a high level of architectural design.
3. Continue to encourage high density development that supports the area's architectural character, pattern language and blend of historic buildings.

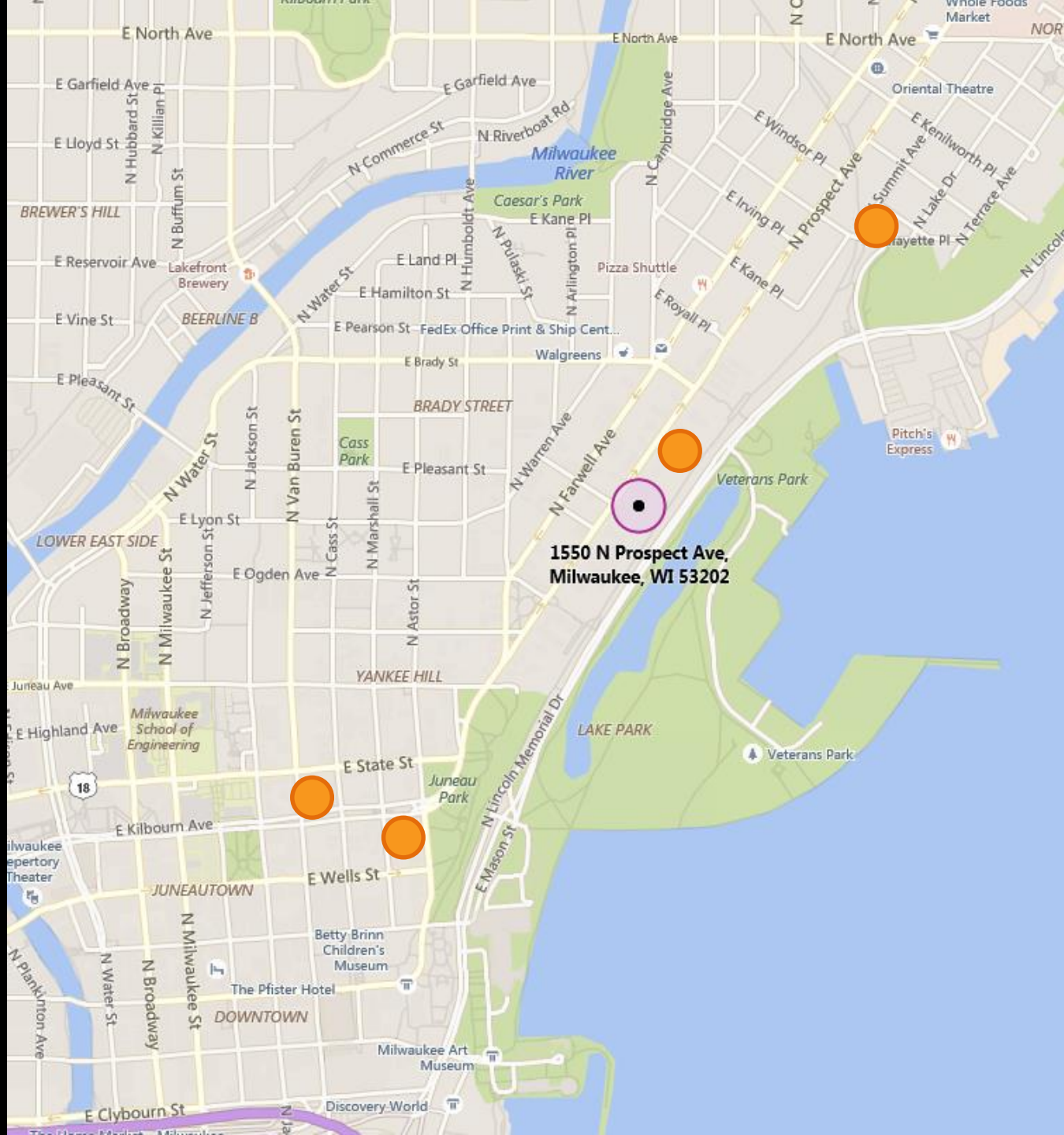
October 7, 2008: Common Council approved Detailed Planned Development (DPD) known as Transera, 26-story, 35 unit building (connected to Goll House). Never constructed

June 13, 2016: City Plan Commission (CPC) recommended to Place on File (due to tie vote) a new DPD for a proposed 27-story, 192 unit building (relocating Goll House)

July 26, 2016: Common Council Placed on File the DPD. Protest petition required a super majority vote.

November 1, 2016: Common Council reconsidered the DPD but it failed.

August 14, 2017: CPC considering DPD for a proposed 27-story, approx. 192 unit building. Reconsideration of zoning change is allowable more than one year since the initial denial of the rezoning.





House No.	1522	1550	1560	1570	1609	1610	1633	1626	1646	1660	1707	1725	1732	1756
	1522 on the Lake	Proposed 1550	Bon-Aire	Harbor side	1609 Prospect	The Newport	Diamond Tower	Prospect Tower	Prospect Heights	Landmark on Lake	Edgewood	Royal Plaza	Lakecrest Apts	St. John's
Stories	19	27	9	14	9	14	21	22	8	27	17	9	9	21
Width	115	76	70	50	100	71	90	68	62	110	60	182	60	80
Average = 78'												Not included		
Depth	123	146	138	208	109	181	108	182	163	190	105	58	182	178

