

**Exhibit A**  
**File No. 201280**  
**Minor Modification to a Detailed Planned Development known as:**  
**Kenilworth Building**  
**2135 N. Prospect Ave.**  
**April 13, 2021**

**Previous File History and Project Summary**

A Detailed Planned Development (DPD) known as Kenilworth Building was approved by the Common Council in 2005 as File No. 041053 to allow the redevelopment of the Kenilworth Building into a mixed-use building with ground floor retail space and space utilized by UW-Milwaukee. The site that is the subject of this minor modification was intended to be developed as a free-standing residential condominium building. More specifically, the building was to include two levels of enclosed parking and six floors of residences for a total of 28 units. This site was anticipated to be landscaped if the building was not constructed within a year of the completion of the Kenilworth building. The building has not yet been constructed and the site has been utilized as a principal use parking lot prior to our acquisition in 2010.

There have been two subsequent minor modifications to this DPD: File No. 160118 to allow permanent window graphics in the tenant space at 1903 E. Kenilworth Place and File No. 180107 to allow a banquet hall use within the building and minor exterior changes to the sixth floor of the building.

**Minor Modification Summary**

The anticipated development of the condo building has not yet occurred and this site has since been divided into its own parcel and has been operating as a principal use parking lot operated by a third party operator. Since the DPD did not contemplate this use on this site, a minor modification is necessary to memorialize this use. This parking lot is intended to be temporary until such time that the previously approved development occurs. As such, a 5 year time limit from the date of Common Council approval of this file will be set.

The site is currently a paved parking lot, with approximately 32 parking stalls. There is one (1) access point / driveway off of Prospect Ave. Our request is to add landscaping along the Prospect perimeter of the site, between the fence and the sidewalk, where it is currently covered in grass.

**List of Attachments**

1. Vicinity map
2. Site photos
3. Drawings

**Proposed Changes**

Allow the site located at 2135 N. Prospect Avenue to operate as a temporary parking lot for a period of 5 years from the date that the Common Council approves this file. If the owner wishes to continue to operate the site as a parking lot after the 5 years, then another minor modification will be necessary.

The lot will be kept in good condition and will be maintained as necessary. The landscaping, which will be placed in the right-of-way, will require a DPW permit and will be installed within 30 days of the approval of this file. All required vegetation shall be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1). All required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement.

All other aspects of the DPD remain unchanged.



**EXHIBIT C**  
**Easement Area**

Known as 2135 North Prospect Street, in the City of Milwaukee, Milwaukee County, Wisconsin.

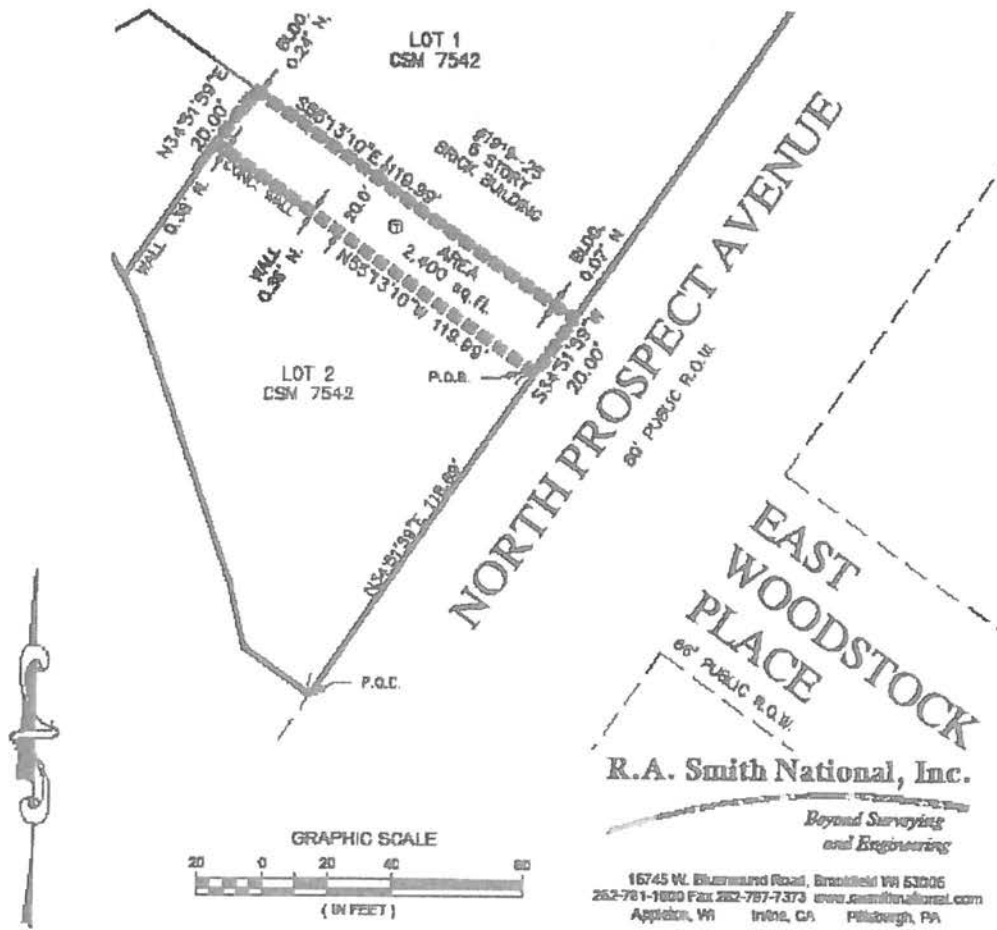
Part of Lot 2 of Certified Survey Map No. 7542, being part of the Northwest 1/4 of the Northwest 1/4 of Section 22, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the most southerly corner of said Lot 2; thence North 34°51'59" East along the West line of North Prospect Avenue 118.89 feet to the point of beginning of lands to be described; thence North 55°13'10" West 119.89 feet to a point on the South line of Lot 1 of Certified Survey Map No. 7542; thence North 34°51'59" East along said South line 20.00 feet to a point; thence South 55°13'10" East 118.89 feet to a point on the West line of North Prospect Avenue; thence South 34°51'59" West along said line 20.00 feet to the point of beginning.

Containing 2,400 square feet.

June 2, 2017

Survey No. 167140-BMJ



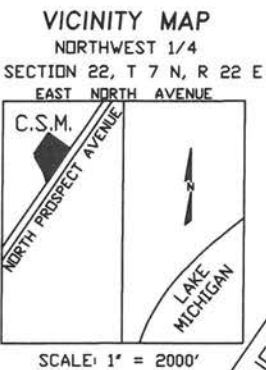
**R.A. Smith National, Inc.**  
*Beyond Surveying  
and Engineering*  
16745 W. Bluemound Road, Brookfield WI 53006  
262-761-1800 Fax 262-787-7373 [www.rasmithnational.com](http://www.rasmithnational.com)  
Appleton, WI Irvine, CA Pittsburgh, PA

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A DIVISION OF PART OF BLOCK 26, PART OF LOTS 6, 7 AND 8 IN BLOCK 25 AND PART OF VACATED EAST WOODSTOCK PLACE IN GLIDDEN AND LOCKWOOD'S ADDITION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

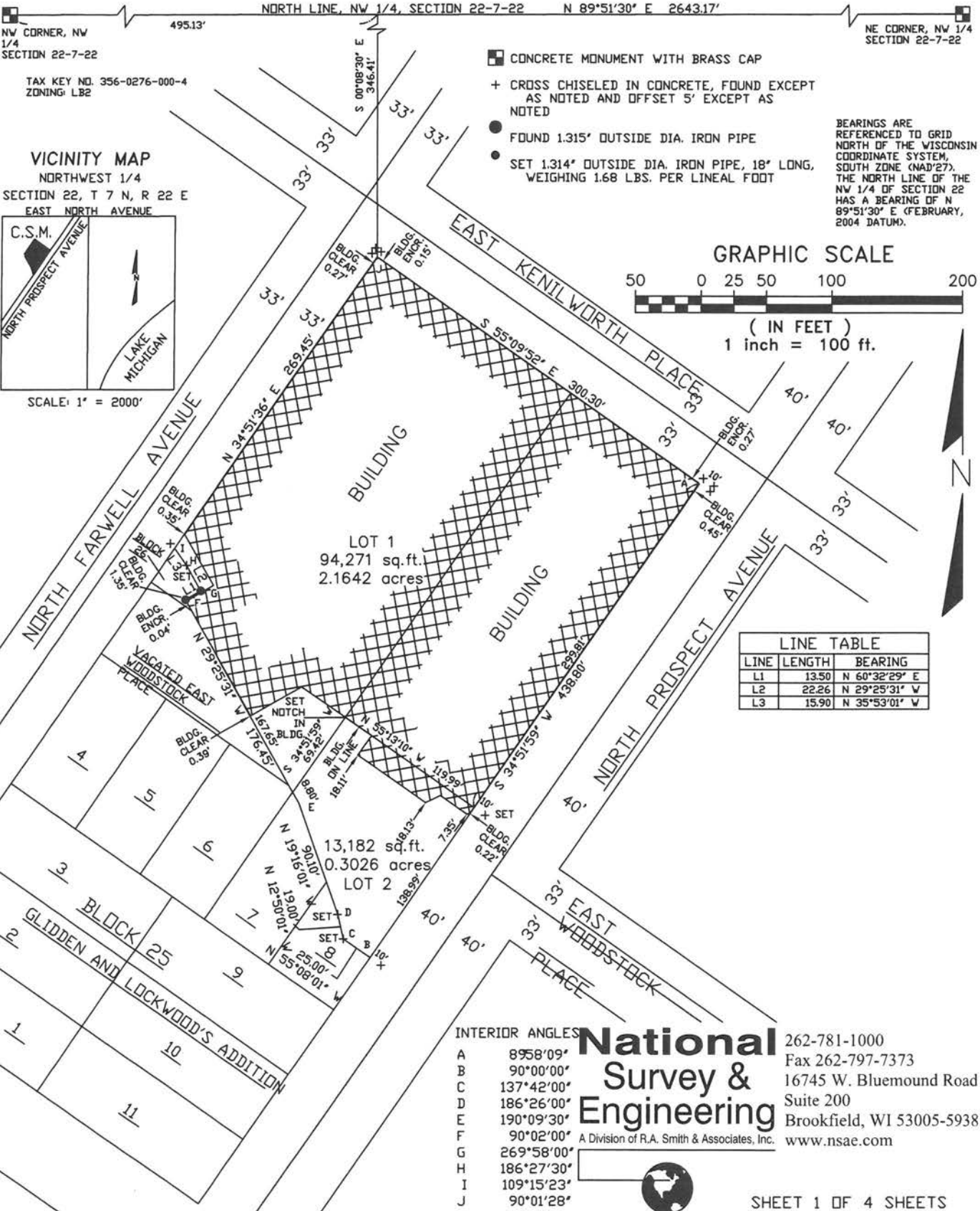
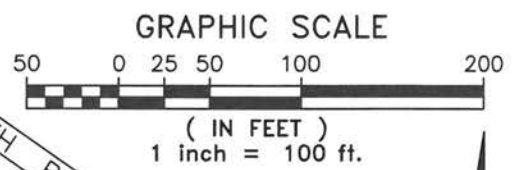
NW CORNER, NW 1/4 SECTION 22-7-22 495.13' NORTH LINE, NW 1/4, SECTION 22-7-22 N 89°51'30" E 2643.17' NE CORNER, NW 1/4 SECTION 22-7-22

TAX KEY NO. 356-0276-000-4  
ZONING: LB2



- CONCRETE MONUMENT WITH BRASS CAP
- + CROSS CHISELED IN CONCRETE, FOUND EXCEPT AS NOTED AND OFFSET 5' EXCEPT AS NOTED
- FOUND 1.315" OUTSIDE DIA. IRON PIPE
- SET 1.314" OUTSIDE DIA. IRON PIPE, 18" LONG, WEIGHING 1.68 LBS. PER LINEAL FOOT

BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN COORDINATE SYSTEM, SOUTH ZONE (NAD'27). THE NORTH LINE OF THE NW 1/4 OF SECTION 22 HAS A BEARING OF N 89°51'30" E (FEBRUARY, 2004 DATUM).

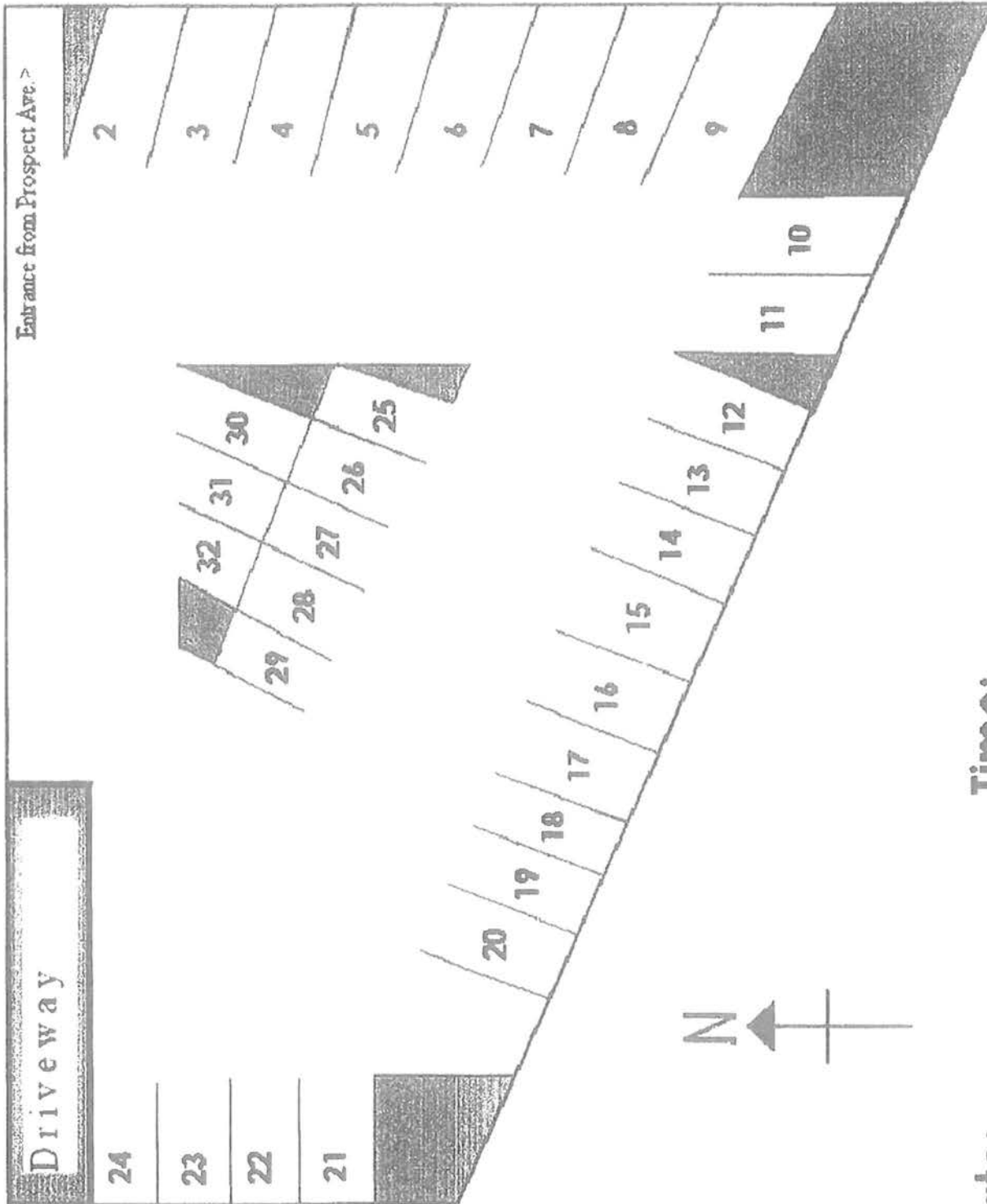


LINE TABLE		
LINE	LENGTH	BEARING
L1	13.50	N 60°32'29" E
L2	22.26	N 29°25'31" W
L3	15.90	N 35°53'01" W

**National Survey & Engineering**  
A Division of R.A. Smith & Associates, Inc.  
262-781-1000  
Fax 262-797-7373  
16745 W. Bluemound Road  
Suite 200  
Brookfield, WI 53005-5938  
www.nsaec.com



PROSPECT AVENUE



Date: \_\_\_\_\_ Time: \_\_\_\_\_













(5) Overdam Grasses  
3' H x 2' W mature size



(5) Little Limelight Hydrangea  
(4' H x 4' W Mature Size)



Existing Chainlink Fence



(7) Trautman Juniper  
(12' H x 4' W Mature Size)



Shredded Hardwood Bark Mulch



(5) Violet Uprising Lilac  
(4'-6' H x 4'-5' W Mature Height)



(5) Overdam Grasses  
3' H x 2' W mature size



Parking Lot Screening Planting Plan

Designed by	Lisa M. Ermer
Drawn by	Lisa M. Ermer

**VILLANI LANDSHAPERS**  
"Passion for Detail"

959 W. Wisconsin Ave.  
Milwaukee, WI 53233  
www.villani-landshapers.com

**Kenilworth Condo  
Milwaukee, WI**

2-19-21  
Date

Revisions

Job Number

Graphic Scale  
0 8 16  
1/8" = 1'0"