



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

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March 11, 2020

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

Dear Committee Members:

File No. 191674 relates to the Second Amendment to the Detailed Planned Development known as Ascent Apartments to allow an increase in the number of dwelling units and building stories, as well as minor changes to the design of the 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 owner/applicant, New Land Enterprises, is seeking an increase in the number of units by 25, for a total of 264 units, an increase in the number of stories from 23 to 25, and an increase of overall height by 34 feet. The number of parking spaces is also proposed to increase by 25 to 335. The 8,100 square foot ground floor commercial space will remain unchanged.

Most all elements of the DPD remained unchanged, including the uses, setbacks, screening, open spaces, circulation, parking/loading, landscaping, lighting, utilities, and signs. There are some changes to the design of the building, which include, but are not limited to, balcony placement and amount (net decrease in balconies), window patterns, the rooftop overhang, and the color of the base metal panel on the north elevation.

On March 9, 2020, a public hearing was held and at that time the architect spoke about the changes to the proposed development. There was some discussion regarding the changes to the building elevations. One citizen individual spoke in favor of the proposal citing his support for the mixed-use design.

Since the proposed changes are generally consistent with the previously approved DPD, the City Plan Commission at its regular meeting on March 9, 2020 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Bauman

