

Exhibit A
File No. 220986
Minor Modification to a Detailed Planned Development known as 1550 Prospect
1550 N. Prospect Av.
November 11, 2022

Previous File History and Project Summary

A Detailed Planned Development (DPD) was approved for this site in 2017 as File No. 170406 to allow construction of a 27-story (plus penthouse), 192-unit residential building. Additionally, the historic Goll Mansion was to be shifted closer to Prospect Avenue.

Minor Modification Summary

The new owner of the site, Willow 1550 LLC, is requesting a minor modification to the DPD zoning to allow changes to the previously approved design of the residential building. The unit and parking counts for proposed residential tower remain unchanged.

Consistent with the previously approved file, the Goll Mansion will be shifted west toward Prospect Avenue. Setback from the west property line will remain unchanged, and the space between Goll Mansion and the residential tower will also remain unchanged, except at ground level.

The previously identified uses within the mansion entailed 4-8 residential units and commercial space for property management and leasing, as well as a sit-down restaurant. Under this minor modification, the restaurant use will be removed. Permitted uses within the mansion include 4-8 residential units, management / leasing offices, package receiving facilities and uses accessory and ancillary to the residential uses.

Internally, the building will function substantially similar to the previously approved building design, with some changes to increase efficiency. A drive-in space for move-ins/outs has been added to the southeast portion of the building. This space can accommodate SU-30 type trucks. Semi-sized moving trucks are not anticipated to be used for move ins/outs. Bicycle parking will be placed on multiple levels (ground, B1 and level 2), and the number of spaces has increased from 12 short term and 48 long term to 12 short term and 62 long term. EV charging will be available in below-grade parking level(s).

Two options for the drive approach off of Prospect Avenue remain unchanged from the original DPD, and are currently under review by the city of Milwaukee.

Consistent with the original DPD approval, this new building is anticipated to have direct pedestrian access to the Oak Leaf Trail public right-of-way, pending approval from authorities having jurisdiction. Potential options to accomplish this connection have been included in the exhibit. The final details of the connection will be determined in consultation with relevant authorities.

Proposed Changes

1. Site Plan:
 - a. Setback from the north property line has increased from 3'-8" to 6'-2"
Setback from the west Prospect Ave. property line has increased from 98'-2" to 99'-1"
Setback from the east property line has decreased from 25'-6" to 21'-6"
 - b. Loading entry moved to the south of the podium, and residential lobby area moved to north of the podium. Parking access is aligned with drive aisle from N. Prospective Ave.

Minor Modification Owner's Written Narrative

- c. Provided 2 ADA handicapped parking spaces on surface parking lot
 - d. Provided a delivery turn-around space on surface parking lot
 - e. Provided a temporary loading zone along Prospect Avenue (pending Alderman's approval)
 - f. Added an egress stair and bike ramp from parking structure (B3) to Oak Leaf Trail
 - g. Distance between Goll Mansion and residential area on the ground floor has increased from 7 ft to 10 ft, while distance between Goll Mansion and the rest of residential floor remain the same.
2. Residential Tower Building Design:
- a. Number of stories has decreased from 27 to 24 stories
 - b. Simplified tower geometry by removing stepped massing
 - c. Tower width (north-south dimension) has decreased from 85'-5" to 76'-5", while tower length (east-west dimension) has increased from 156'-5" to 161'-8"
 - d. Removed balconies on north façade
 - e. Added 1 more basement parking level (from B2 to B3)
 - f. Tower exterior materials on south & east façade will be primarily glass and metal, while north & west façade will be primarily glass and solid material. Typical tower glass has approximately 50% of visual transmittance and less than 30% of reflectivity. Solid material option for tower will be precast panel or metal panel. Podium exterior materials will be primarily solid material and glass & MEP louvers on limited area. Solid material option for podium will be precast panel or brick material. Once construction document phase is done, then we will provide glass and solid material samples info to DCD staff for their reviewing.
3. Residential Unit Mix
- a. Propose unit mix for the tower has 19 studios, 76 1-bedroom, 78 2-bedrooms and 19 3-bedrooms. Total number of units is 192, and total number of bedroom is 289 (excluding studio units).
 - b. Proposed relocated the Goll House unit count remains unchanged from approved PD.
4. Goll Mansion: Unchanged from previously approved PD document
5. All other aspects of the previously approved PD remain unchanged.

List of Attachments

1. Vicinity map (refer to page 2-3 from "2022-1107 1550 Prospect_Minor Modification PD_rev6")
2. Site photos (refer to page 4 from "2022-1107 1550 Prospect_Minor Modification PD_rev6")
3. Drawings (refer to page 8-11, 18-25 from "2022-1107 1550 Prospect_Minor Modification PD_rev6")