



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

Lafayette L. Crump
Commissioner

Vanessa L. Koster
Deputy Commissioner

May 12, 2021

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

Dear Committee Members:

File No. 201280 relates to a Minor Modification to the Detailed Planned Development (DPD) known as the Kenilworth Building to allow a temporary surface parking lot at 2135 North Prospect Avenue, located on the west side of North Prospect Avenue, south of East Kenilworth Place, in the 3rd Aldermanic District.

In 2005, Common Council approved File No. 041053, a DPD 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 subject site sits to the south of the Kenilworth Building, and was intended to be developed as a free-standing residential condominium building. The building has not yet been constructed and the 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 interim use on this site, a minor modification is necessary to memorialize the use of this site as a temporary principal use parking lot. A 5-year time limit from the date of Common Council approval of this file will be set. 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 site is currently a paved parking lot, with approximately 32 parking stalls. There is one access point / driveway off Prospect Ave. 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 along the Prospect perimeter of the site, between the fence and the sidewalk, where it is currently covered in grass, will require a DPW permit and will be installed within 30 days of the approval of this file.

At its regular scheduled meeting on May 10, 2021, the City Plan Commission heard the subject file. Commissioners asked the applicant about bicycle infrastructure and whether there were any accessible parking spaces. A representative of the applicant team explained that while they were not required to provide an accessible space, they had explored the option but found it cost prohibitive due to the grade of the parking lot. Bicycle racks are provided just to the west of the subject site within the same DPD.

Since the minor modification will set a time limit on the parking lot, preserves the previous approval to develop a residential building on the site, and adds landscaping along the street perimeter, the City Plan Commission at its regular meeting on May 10, 2021 recommended approval of the subject file.

Sincerely,

 for



Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Kovac