



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

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September 30, 2014

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

Dear Committee Members:

File Nos. 140578 and 140579 relate to the First Amendment to a General Planned Development (GPD) and the change in zoning from Detailed Planned Development (DPD) known as Bookends North to a DPD for a mixed-use building on land on the north side of East Kilbourn Avenue, east of North Van Buren Street, in the 4th Aldermanic District.

The amendment to the GPD would remove 700 East Kilbourn Avenue from the boundary. The existing GPD would remain for the property located on the south side of East Kilbourn Avenue, east of North Van Buren Street. The establishment of the new DPD, requested by Carroll Properties, Inc., would permit development of an up to 37-story, up to 275-unit mixed-use building with first floor commercial space. Several amenities will be provided on site for the residents, including a dog run on the east side of the building. Building materials will include a metal and glass window system, as well as metal and glass windows set into precast or painted cast-in-place concrete walls. The façade near the rooftop will consist of glass with translucent finish set into a metal window system, which will be backlit. The first floor commercial space will have clear storefront glazing. The applicant has submitted two sets of elevations that represent the maximum number of units (275) and a build-out with a lower number of units (approximately 225). Both sets of elevations will be reviewed and approved as part of the DPD to provide flexibility while the final unit count is worked out.

The primary residential entry and lobby will be located on Kilbourn Avenue. Vehicular access for building tenants will be from Van Buren Street. Parking will be located within structure. A ratio of 1.2 parking spaces per residential unit will be provided on site. For a 224-unit building, 267 spaces will be provided, and for a 275-unit building, up to 350 spaces will be provided. Additionally, a minimum of 10 vehicle parking spaces will be reserved in the parking garage for use by the ground floor commercial tenants. A loading dock will be located along Kilbourn Avenue, and will provide an enclosed area within the building for loading and unloading of trucks for residential move-ins/outs, deliveries and removal of trash. Indoor bicycle storage will be provided for building tenants, and there will be outdoor bicycle parking for the commercial space and guests of the building residents.

On September 29, 2014, a public hearing was held and at that time, nobody spoke in opposition. Since the proposal is consistent with the previously approved GPD and the recommendations of the Downtown Comprehensive Area Plan, the City Plan Commission at its regular meeting on September 29, 2014 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Robert Bauman

