



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

April 26, 2023

To the Honorable Members of the
Zoning, Neighborhoods, and Development Committee
City of Milwaukee
City Hall, Room 301-B

Dear Committee Members:

File number 221431 relates to the change in zoning from Residential Office, RO2, to a Detailed Planned Development, DPD, to allow multi-family residential development on 1443 and 1451 North Prospect Avenue, located on the south side of East Curtis Place between North Prospect Avenue and North Farwell Avenue, in the 3rd Aldermanic District.

This zoning change was requested by New Land Enterprises and will allow a multi-family residential building on the site. The proposed residential tower is 25-stories tall with 7 floors of structured parking. This development will preserve two existing buildings on the site: one that currently serves the Mexican Consulate and the other that was formerly the Renaissance Place event hall.

The City Plan Commission held a public hearing for this item at its regular meeting on April 24, 2023. At the time, the development team gave a presentation on the proposal and one member of the public expressed concerns about the impact of the development on views, traffic safety, parking, and increased congestion. Alderman Brostoff provided testimony in support of this project and offered insight into some concerns from area residents. At its regular meeting on April 24, 2023, the City Plan Commission recommended conditional approval of the subject file with the following conditions:

- Applicant to update the design of the east facing facade of the parking structure to remove two of the proposed vertical design elements.
- Applicant to submit additional details to be reviewed by staff related to the proposed parking associated with the reuse of the former Renaissance Place event space building and staff may recommend additional updates to the DPD exhibits as a result of this analysis prior to this item being heard at ZND.
- Applicant to submit any needed updated plans or adjustments to the DPD narrative to incorporate DPW comments and findings from the Traffic Impact Analysis that may require updates to the DPD exhibits.



Sincerely,

 for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

Cc: Ald. Brostoff