

June 13, 2002

To the Honorable Common Council
Zoning, Neighborhoods and
Development Committee
City of Milwaukee

Dear Committee Members:

Attached is File No. 020073, being a substitute ordinance relating to the change in zoning from Central Business, High Density (C9A(a)) to Detailed Planned Development (DPD) known as Kilbourn Tower, located on the Southwest corner of West Kilbourn Avenue and North Prospect Avenue, in the 4th Aldermanic District.

The applicant proposes to construct a 31-story, 259,406 square foot residential condominium building. The development consists of a maximum of 61 units, ranging in size from 2,000 square feet to 8,000 square feet, within a residential tower with integrated, underground parking.

Amenities within the building include a fitness area, a lounge area and 2 guest suites. Outdoor amenities include balconies with views to the lake and downtown.

The 2 main entrances to the tower are on East Kilbourn Avenue and North Prospect Avenue. The lobby has windows facing the corner. An aluminum frame window system with low 'E' glazing will comprise the majority of the building enclosure. The remaining structure will be concrete with a light cream color.

The entire site is zoned C9A(a). The C9A(a) zoning district was established when the City created its central business districts in the mid-1980's. It was designed as a high density residential district in downtown. It was intended to provide a high density urban scale living environment.

This area is also included in the City's Downtown Plan which has been prepared to guide development of downtown property. The plan identifies this area as susceptible to change and the housing chapter identifies this site for residential development stating that, "the highest density residential is recommended along the Lakefront to capitalize on the dramatic views..." . This site straddles two downtown districts, the North End and Central Districts. The North End District emphasizes that it is "the most intensely residential neighborhood in Downtown". The plan indicates that within the Central District, "the tallest buildings in downtown will be found".

The facade design organizes the massing of the building to relate to the surrounding buildings. One hundred and forty-four enclosed, underground parking spaces are proposed for the tenants. Access to the parking will be from East Kilbourn Avenue. All signage will comply with standards of Ch. 295-907-3-L of the new zoning code.

On June 10, 2002, a public hearing was held at the City Plan Commission. At that time, several condominium

owners at the Regency spoke in opposition to the change in zoning. Most who spoke believed that the construction of a 31-story building would take away open space that was used as a park and cause additional traffic congestion. This vacant parcel of land has never been designated as park land and the Department of Public Works has found that there will be no adverse impacts to parking or traffic with this development. Since the proposed change in zoning meets the intent of the City's approved Downtown and Comprehensive plans, the City Plan Commission at its regular meeting on June 10, 2002, recommended approval of the attached substitute ordinance.

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Henningsen