



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

**Rocky Marcoux**  
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Deputy Commissioner  
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February 8, 2019

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

Dear Committee Members:

File No. 181207 relates to a change in zoning from a previously approved Detailed Planned Development (DPD) to a new DPD known as Ascent Apartments, for a mixed-use building on land located at 700 East Kilbourn Avenue, on the north side of East Kilbourn Avenue, east of North Van Buren Street, in the 4th Aldermanic District..

In 2008, a DPD was approved for the site to allow for construction of a 19-story mixed-use building with up to 225 residential units. That project did not move forward, and a new DPD known as 700 East Kilbourn was approved in 2014 to permit construction of a 37-story mixed-use building with up to 275 residential units. This second project also did not move forward, and now the owner of the property, Bookends North LLC, is proposing a new DPD to allow for construction of a 21-story mass timber mixed-use building with up to 205 residential units and approximately 8,100 square feet of ground floor commercial space. The site currently consists of surface parking and a commercial building, the former Edwardo's Pizza, which will be razed.

The building materials include a combination of metal panels, glass, and burnished masonry. Additionally, uses accessory to the multi-family use may occupy the space (e.g. fitness room, club room, etc.), as well as retail spaces provided on the first floor along North Van Buren Street and East Kilbourn Avenue. There will be a total of 260 parking spots accessible from a new driveway cutout on North Van Buren Street.

On January 22, 2019 a public hearing was held and at that time the applicants and architects spoke about the proposed development. They explained the intent of the project, the context of the neighborhood, and certain design choices including the use of mass timber. Commissioner Gould asked questions about environmental aspects of the design, including the potential for solar and a green roof. The developer explained that there were some opportunities for that on the amenity roof and that it was something they were considering. Since the proposed DPD is consistent with the Downtown Area Plan recommendations, the surrounding context, and the previously approved DPDs for the site, the City Plan Commission, at its regular meeting on January 22, 2019, recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Bauman

