



PREPARED FOR THE PLAN COMMISSION

Project Address: 1111-1135 Regent Street and 2 South Mills Street (District 13, Alder Evers)
Application Type: Conditional Use and Certified Survey Map
Legistar File ID #: [92236](#) and [92238](#)
Prepared By: Lisa Ernest, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Addendum

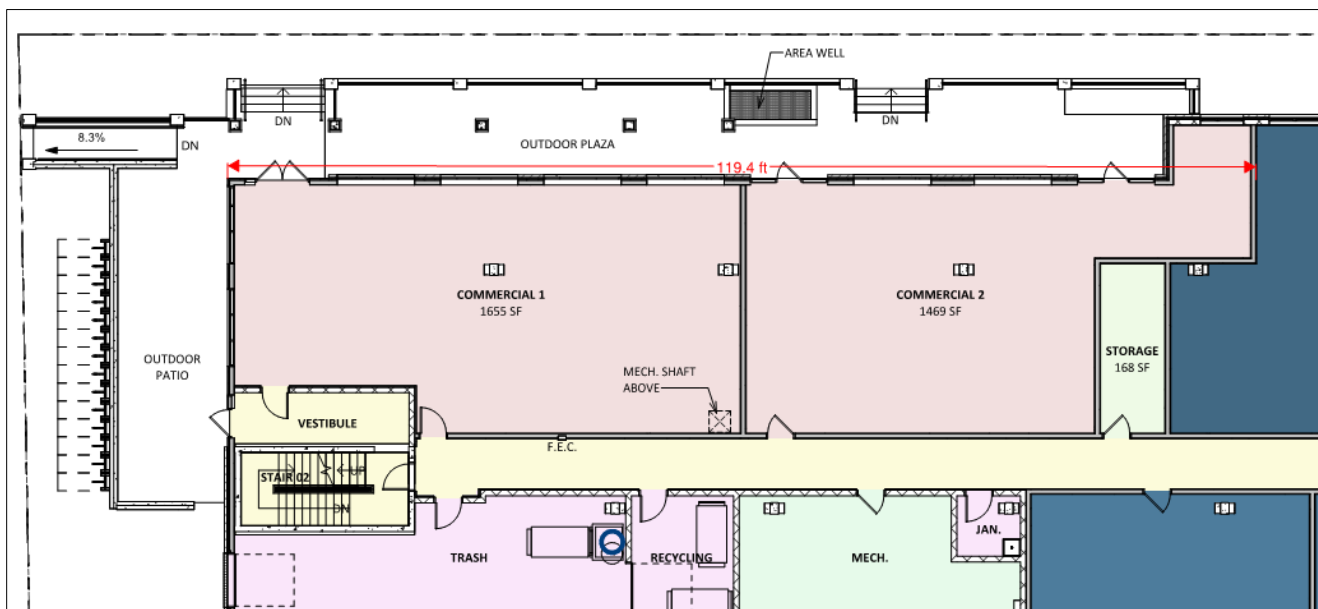
This is an addendum to the [April 13, 2026, Planning Division Staff Report](#).

At the April 13, 2026, meeting the Plan Commission referred this project to the April 27, 2026, meeting. The Plan Commission advised the applicant to consider the following:

- Increasing the amount of commercial frontage along Regent Street.
- Providing a setback along South Mills Street.
- Providing a side yard height transition along the south property line.

The applicant provided an updated [letter of intent](#), [project plans](#), and [renderings](#).

The amount of commercial frontage has increased from 10.6% to 35.1%. There is 119.4 feet of commercial frontage and 3,124 square feet of commercial space. The commercial space is located at the corner of Regent Street and South Charter Street. The commercial spaces are accessed by an elevated walkway. Due to the increase in the amount of commercial space the number of units has decreased from 111 units to 108 units. This change addresses the recommended condition of approval in the April 13, 2026, Planning Division Staff Report: The building shall have approximately 35% of commercial frontage along Regent Street. The commercial frontage shall be provided on at least one street corner.

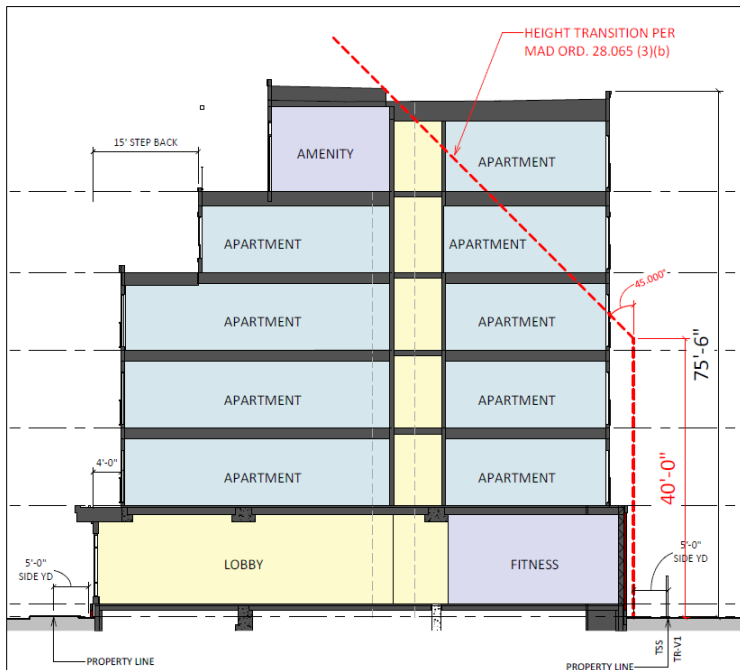


The rooftop amenity deck on the sixth floor has been relocated from South Charter Street to South Mills Street. The deck is L-shaped and wraps around the corner. The deck provides a 10.6 stepback along South Mills Street. The stepback increases to 36.5 feet as the deck wraps around the corner along Regent Street. Staff believe this change addresses the recommended condition of approval in the April 13, 2026, Planning Division Staff Report: The applicant shall work with staff and revise plans to provide a setback, stepback, or other modulation of the façade to reduce the massing at the top of the building along the Mills Street frontage to be more consistent with adopted design guidelines. This may include but is not limited to a stepback at a portion of the façade or a stepback that is less than 15 feet.

The applicant did not update the plans to provide a side yard height transition along the south property line. Per the revised letter of intent the applicant provided the following rationale to support their request:

- The building materials along the south façade intentionally place light colors at the upper story(s) to create the sense of massing reduction. The articulation of the windows and remaining materials on the lower portion create a natural variability to the façade that lessens its perceived mass.
- As demonstrated in the provided solar impact study, the positioning of the building to the north of the adjacent residential properties, eliminates any concern of shadow casting.

The applicant also states, “Because of the site’s shallow depth and the need to maintain project viability, a full conforming height transition would unacceptably reduce unit count”. The plans include an exhibit that shows the required height transition in relation to the proposed building.



Staff note that this would be the largest intrusion into the required height transition area that the Plan Commission has approved. The Plan Commission should carefully consider the information in the original Staff Report and updated information as it relates to questions raised during their previous discussion of this item.

No changes to conditions and comments in the April 13, 2026, Planning Division Staff Report are recommended at this time.